

WEST FELICIANA PARISH DEVELOPMENT ORDINANCE

WEST FELICIANA PARISH, LOUISIANA



PROGRESS Draft
July 28, 2010

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ARTICLE 1. GENERAL

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SEC. 1.1 GENERAL PROVISIONS

1.1.1 Title

This chapter shall be known as the "development ordinance for West Feliciana Parish, Louisiana" and may be cited and referred to as "this development ordinance."

1.1.2 Authority

This development ordinance is adopted pursuant to the authority granted by Louisiana Revised Statute 33:4780 (40) et. seq. and Louisiana Revised Statute 33:101 et. seq.

1.1.3 Applicability

The provisions of this development ordinance apply to the development of all land within West Feliciana Parish. No development shall be undertaken without prior authorization pursuant to this development ordinance.

1.1.4 Effective Date

This development ordinance was adopted on [insert date] and became effective on [insert date].

1.1.5 Purpose

- A.** This development ordinance is adopted for the purpose of guiding development in accordance with the West Feliciana Parish Comprehensive Plan and existing and future needs of West Feliciana Parish in order to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity and general welfare.
- B.** The regulations hereby enacted are designed to exercise the full range of authority available to West Feliciana Parish under Louisiana law to:
 - 1.** Promote the public health, safety and general welfare, while recognizing the rights of real property owners, by adopting a comprehensive development ordinance and providing for administrative procedures and development standards.
 - 2.** Help achieve the goals, objectives and policies of the West Feliciana Parish Comprehensive Plan.

- 3.** Prevent the overcrowding of land and avoid undue concentration or dispersal of population by creating zoning districts within West Feliciana Parish consistent with the West Feliciana Parish Comprehensive Plan by adopting an official zoning map.
- 4.** Establish reasonable standards of design and procedures for subdivisions and resubdivisions in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting of subdivided land.
- 5.** Facilitate the adequate and efficient provision of transportation, water, sewerage, drainage, schools, parks, playgrounds, recreation and other public facilities and services by providing a means for regulating the impact of development on community infrastructure.
- 6.** Provide the most beneficial relationship between the uses of land and buildings and the circulation of automobile traffic and pedestrians throughout West Feliciana Parish, and to secure safety from natural disaster, fire, and other dangers by providing for the proper location and width of streets, sidewalks, and buildings.
- 7.** Provide for open spaces through the most efficient design and layout of the land.
- 8.** Protect and preserve rural and natural areas for agricultural and hunting purposes.
- 9.** Carry out such other purposes in the public interest as may be specifically cited in this development ordinance.

1.1.6 Intent

This development ordinance is intended to provide a mechanism for implementing the following goals:

- A.** Protecting the natural infrastructure and visual character of the region.
- B.** Creating a range of housing opportunities and choices.
- C.** Creating mixed use, walkable neighborhoods.
- D.** Encouraging community and stakeholder collaboration.

- E. Fostering distinctive, attractive communities with a strong sense of place.
- F. Making development decisions predictable, fair and cost effective.
- G. Mixing land uses within an area or zoning district.
- H. Preserving open space, farmland, natural beauty and critical environmental areas.
- I. Providing a variety of transportation choices and transportation corridors that are planned in coordination with land use as identified in the West Feliciana Comprehensive Plan.
- J. Strengthening and directing development as shown within the West Feliciana Parish Comprehensive Plan.

1.1.7 Minimum Requirements

The requirements of this development ordinance shall be considered as the minimum requirements for the promotion of the public health, safety and general welfare.

1.1.8 Conflicting Provisions

- A. All development must comply with relevant Federal and State regulations. Whenever any provision of this development ordinance imposes a greater requirement or a higher standard than is required in any Federal or State statute or regulation, the provisions of this development ordinance shall govern unless preempted by Federal or State law.
- B. It is not the intent of this development ordinance to interfere with or annul any easements, covenants, or other agreements between parties; provided that where this development ordinance imposes a greater restriction upon the use and dimensions of buildings, structures, or land, or requires larger open spaces than are imposed or required by other ordinances, regulations, or permits, or by easements, covenants, or agreements, the provisions of this development ordinance shall govern, except where expressly qualified in this development ordinance.

1.1.9 All Lots of Record Buildable

- A. All undeveloped lots of record in a residential district recorded prior to the effective date of this development ordinance that do not meet the

minimum zoning district lot standards shall be allowed one single-family house.

- B. The building type standards of the closest applicable zoning district as determined by the Administrator shall be applied to qualifying lots.

1.1.10 Severability

Should any provision of this development ordinance be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of this development ordinance other than the part decided to be unconstitutional or invalid.

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SEC. 2.1 ORDINANCE APPROACH

2.1.1 Context Areas

A. Context Areas

This development ordinance is organized by context areas derived from the existing and desired characteristics of West Feliciana Parish. The context areas are distinguished from one another by their overall physical and functional characteristics including but not limited to:

1. General character;
2. Parish growth sectors;
3. Available infrastructure
4. Zoning districts;
5. Topography;
6. Building type, placement, height and coverage;
7. Street, alley, and block patterns; and
8. Parking and mobility options.

B. Context Area Map

The boundaries of the context areas are established and shown on the "West Feliciana Parish Context Area Map" and may be cited and referred to as the "Official Context Area Map". The Official Context Area Map is hereby made part of this development ordinance. All notations, references and other information shown shall have the same force and effect as if fully set forth or described in this development ordinance. The Context Area Map must be signed and dated with revisions by the Police Jury and must be properly attested and kept on file by the Administrator.

2.1.2 Zoning Districts

This development ordinance further details each context area by identifying a number of zoning districts permitted within each context area. The zoning districts are intended to be strategically applied to create settlement patterns

and a built environment that is consistent with the Comprehensive Plan for West Feliciana.

2.1.3 Building Types

This development ordinance explains how buildings and structures relate to their lots, surrounding buildings and structures, street and alley rights-of-way, and the overall public realm. Each context area contains a menu of illustrated building types and associated standards that control mass, scale, height, and other physical characteristics of buildings appropriate to each context area.

SEC. 2.2 CONTEXT AREAS

2.2.1 Context Area Summary

Context areas are used to establish the character of existing or proposed neighborhoods. Each context area sets standards for development appropriate to the type of neighborhood anticipated.

|  |  |  |  |  |  |
|--|---|---|---|--|--|
| Natural | Rural | Estate | Suburban | Urban | Special |
| Natural consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. A natural landscape with some agricultural use. The Natural Context may be used in the Preservation and Restricted Growth Sectors. | Rural consists of sparsely settled lands in open or cultivated states. Typical buildings are farmhouses, agricultural buildings and camps. Limited retail activity is located in specifically designated centers. The Rural Context may be used in the Restricted Growth Sectors. | Countryside consists of large lot single-family detached housing. Remnant agricultural activity is often present. The Countryside Context may be used in the Restricted Growth Sectors. | Suburban consists of single-family detached housing with some opportunities for attached housing. Commercial activity is typically concentrated in nodes and corridors along major roadways. The Suburban Context may be used in the Anticipated Growth and Infill Sectors. | Urban consists of attached and detached housing types such as single-family houses, row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes. The Urban Context may be used in the Anticipated Growth and Infill Sectors. | Special consists of large scale civic, institutional, heavy industrial and conservation areas which do not fit easily into other contexts. These uses may occur within other context areas in smaller concentrations. The Special Context may be used in the Restricted Growth, Anticipated Growth and Infill Sectors. |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| | | | | | |

SEC. 2.3 ZONING DISTRICTS BY CONTEXT AREA

2.3.1 Zoning District by Context Area Summary

To carry out the provisions of this ordinance, the following zoning districts have been established and are applied to property as set forth on the Official Zoning Map. Zoning districts are allowed only in the context areas shown in the table below.

| CONTEXTS: | NATURAL (N-) | RURAL (R-) | ESTATE (E-) | SUBURBAN (S-) | URBAN (U-) | SPECIAL (SP-) |
|--|--------------|-------------------------------|------------------|---|--------------------|---------------|
| LARGE LOT RESIDENTIAL DISTRICTS | | | | | | |
| Agriculture (-AG-) | N-AG-40 | R-AG-40 R-AG-20 R-AG-10 | | | | |
| Estate (-RE-) | | | E-RE-5 E-RE-2 | | | |
| RESIDENTIAL DISTRICTS | | | | | | |
| Residential Cluster (-RC-) | | | | S-RC-15 S-RC-10 S-RC-6 | | |
| Single-Family (-RS-) | | | | <u>S-RS-15</u> <u>S-RS-10</u> <u>S-RS-6</u> | U-RS-6 U-RS-3 | |
| Two-Family (-RT-) | | | | S-RT-2 | U-RT-2 | |
| Multifamily (-RM-) | | | | S-RM-3 | U-RM-3 | |
| MIXED USE DISTRICTS | | | | | | |
| Rural Services (-SVC-) | | R-SVC-2 | | | | |
| Residential Mixed Use (-RMX-) | | | | S-RMX-2 S-RMX-3 | U-RMX-2 U-RMX-3 | |
| Mixed Use (-MX-) | | | | S-MX-2 S-MX-3 | U-MX-2 U-MX-3 | |
| Main Street (-MS-) | | | | S-MS-2 S-MS-3 | U-MS-2 U-MS-3 | |
| COMMERCIAL DISTRICTS | | | | | | |
| Commercial Corridor-2 | | | | S-CC-2 | U-CC-2 | |
| Light Industrial | | R-IL | | S-IL | U-IL | |
| SPECIAL PURPOSE DISTRICTS | | | | | | |
| Community | | R-CD | E-CD | S-CD | U-CD | SP-CD |
| Conservation | N-CON | | | | | |
| Heavy Industrial | | R-IH | | S-IH | U-IH | SP-IH |
| Planned <u>Industrial</u> Development | | | | | | SP-PID |

SEC. 2.4 BUILDING TYPES

2.4.1 Residential Building Types Summary

The following predominately residential building types have been established to allow for detailed regulation of form based on the various context areas and zoning districts.



Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.



Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.



Apartment House

A building type with up to four attached dwelling units consolidated into a single structure. An apartment house is located on a single lot, and contains internal common walls. Dwelling units may be situated either wholly or partially over or under other dwelling units.



Row House

A building type with three or more attached dwelling units consolidated into a single structure. Each unit shares a common side wall or a common floor or ceiling. Units may be stacked vertically; however, no more than one unit is permitted above another unit. Each ground floor unit has its own external street facing entrance.



Apartment

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.



2.4.2 Mixed Use Building Types Summary

The following building types have been established to allow for detailed regulation of form based on the various context areas and zoning districts.



General

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



Shopfront

A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street-facing entrance spaced at regular intervals along the street edge.



Workshop

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



Civic

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.

SEC. 2.5 ZONING MAP

2.5.1 Zoning Map Incorporated

The boundaries of the zoning districts are established and shown on the "West Feliciana Parish Zoning District Map" and may be cited and referred to as the "Official Zoning Map". The Official Zoning Map is hereby made part of this development ordinance. All notations, references and other information shown shall have the same force and effect as if fully set forth or described in this development ordinance. The Zoning Map must be properly attested and kept on file by the Administrator.

2.5.2 Rules of Interpretation

- A. In the event that any uncertainty exists with respect to the intended boundaries as shown on the Official Zoning Map, the Administrator is authorized to interpret the Official Zoning Map.
- B. Where uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply:
 - 1. The boundaries are the center lines of the streets, alleys, waterways and rights-of-way, unless otherwise indicated. Where designation of a boundary line on the Official Zoning Map coincides with the location of a street, alley, waterway or right-of-way, the center line of the street, alley, water way or right-of-way shall be construed to be the boundary of such district.
 - 2. Where the boundaries do not coincide with the location of streets, alleys, waterways and rights-of-way but do coincide with parcel or lot lines, such parcel or lot lines shall be construed to be the boundaries.
 - 3. In any property split into more than one zoning district, the lines on the Official Zoning Map shall be determined by use of the scale shown on the Official Zoning Map.
 - 4. Where the boundaries do not coincide with the location of streets, alleys, waterways, rights-of-way, parcel or lot lines, the boundary shall be determined by the use of the scale shown on the Official Zoning Map.
- C. Upon dispute of the Administrator's interpretation, the applicant may appeal the decision to the Board of Adjustment as set forth in 18.2.5, Appeal of Administrative Decision.

ARTICLE 3. NATURAL

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CROSS-REFERENCE GUIDE

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| Street and Alley Standards | Sec. 12.3 |
| Utilities | Sec. 12.4 |
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| Landscaping | ARTICLE 14 |
| Outdoor Lighting | ARTICLE 15 |
| Outdoor Storage and Display | ARTICLE 16 |
| Signs | ARTICLE 17 |
| Administration | ARTICLE 18 |
| Defintions | ARTICLE 19 |



SEC. 3.1 NATURAL CONTEXT

3.1.1 General Character

The Natural context consists of lands in a wilderness state, whether they have remained roughly unsettled or have reverted to this condition. These lands may be unsuitable for settlement due to topography or hydrology. The context is a natural landscape with some agricultural uses.

3.1.2 Zoning Districts

The Natural context allows the N-AG-40 District. Conservation (N-CON) is allowed as a special purpose district.

3.1.3 Building Type and Dimensions

There may be a few outlying single-family houses or camps; however, the context has few structures of any kind.

3.1.4 Street, Alley and Block Patterns

Few roadways are present with the exception of limited access routes. There may be unpaved roads and trails.

3.1.5 Parking and Mobility Options

Parking is located only on private property. Roadways are geared towards automobiles but the natural state of this context may enable hiking trails and paths.

SEC. 3.2 ZONING DISTRICTS

The following zoning district intent statements provide the purpose and general description for how each Natural context zoning district should be applied on the Official Zoning Map.

3.2.1 Natural Agriculture 40 (N-AG-40)

The Natural Agriculture 40 district is intended to conserve farming, ranching, hunting and timber lands and uses while preventing the encroachment of incompatible land uses. The area and intensity of land uses and building types permitted in this district are designed to encourage and protect existing agricultural uses and to conserve undeveloped areas while allowing agricultural lands and hunting camps with multiple structures for temporary shelter. The N-AG-40 district generally allocates one dwelling unit for every 40 acres of land.

3.2.2 Natural Conservation (N-CON)

The Natural Conservation district is intended to conserve and protect undeveloped natural land while preventing the encroachment of incompatible land uses. This district is voluntarily applied to land by the property owner.

SEC. 3.3 ALLOWED BUILDING TYPES



Single-
Family House



Civic



Open Lot

NATURAL

Large Lot Residential Districts

Agriculture-40 (N-AG-40)



Special Purpose Districts

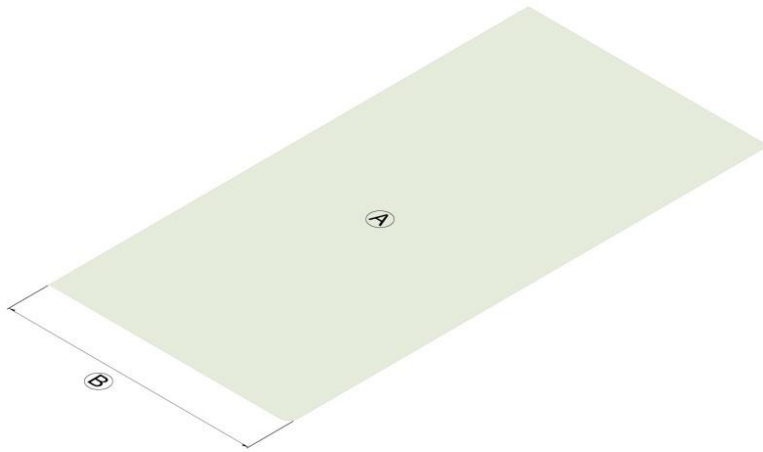
Conservation (N-CON)



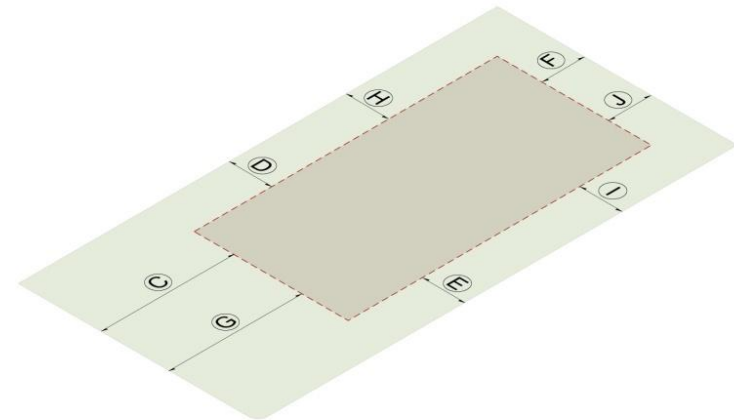
KEY: ■ Allowed by right
Blank Cell = Not allowed □ Allowed by special use permit

3.3.1 Single-Family House

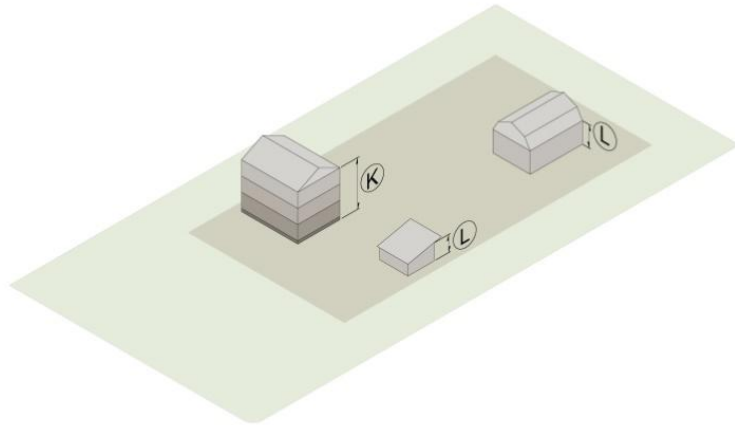
A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.



| SITE | | N-AG-40 |
|------|-------------|----------|
| Lot | | |
| Ⓐ | Area (min) | 40 acres |
| Ⓑ | Width (min) | 300' |



| PLACEMENT | | N-AG-40 |
|------------------------------|----------------------|---------|
| Principal Structure Setbacks | | |
| Ⓒ | Front (min) | 100' |
| Ⓓ | Side, interior (min) | 30' |
| Ⓔ | Side, street (min) | 50' |
| Ⓕ | Rear (min) | 60' |
| Accessory Structure Setbacks | | |
| Ⓖ | Front (min) | 100' |
| Ⓗ | Side, interior (min) | 30' |
| Ⓘ | Side, street (min) | 50' |
| Ⓙ | Rear (min) | 60' |

**HEIGHT****N-AG-40****Principal Structure**

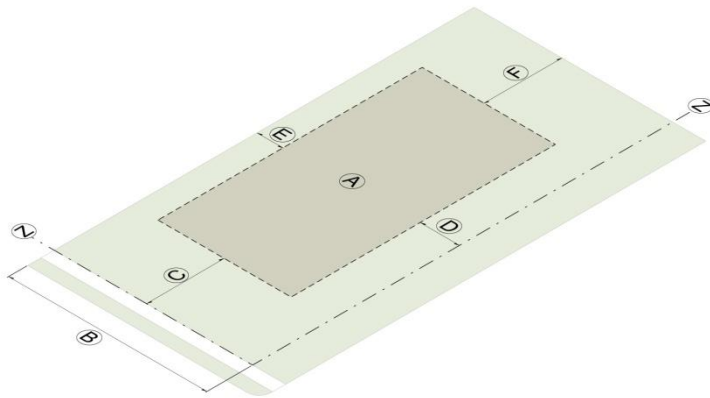
| | | |
|---|---------------|-----|
| Ⓚ | Stories (max) | 3 |
| Ⓚ | Feet (max) | 35' |

Accessory Structures

| | | |
|---|---------------|-----|
| Ⓛ | Stories (max) | n/a |
| Ⓛ | Feet (max) | 35' |

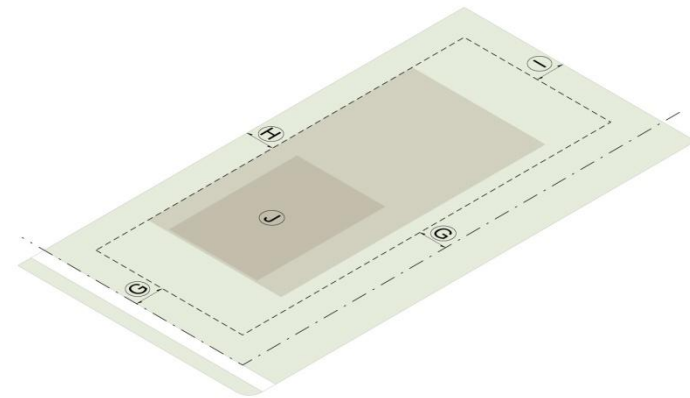
3.3.2 Civic

A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



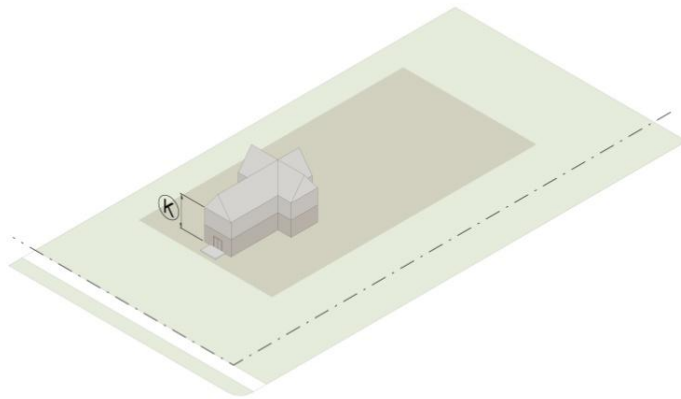
SITE All Districts

| Lot | | |
|-------------------|----------------------|--------|
| Ⓐ | Area (min) | 1 acre |
| Ⓑ | Width (min) | 200' |
| Building Setbacks | | |
| Ⓒ | Front (min) | 30' |
| Ⓓ | Side, street (min) | 30' |
| Ⓔ | Side, interior (min) | 30' |
| Ⓕ | Rear (min) | 30' |



PLACEMENT All Districts

| Parking Location | | |
|------------------|-------------------------|-----|
| Ⓖ | Street setback (min) | 30' |
| Ⓗ | Side setback (min) | 30' |
| Ⓘ | Rear setback (min) | 30' |
| Open Space | | |
| Ⓙ | Building coverage (max) | 30% |



HEIGHT & FORM

All Districts

Building Height

| | | |
|---|---------------|-----|
| Ⓚ | Stories (max) | 3 |
| Ⓚ | Feet (max) | 35' |

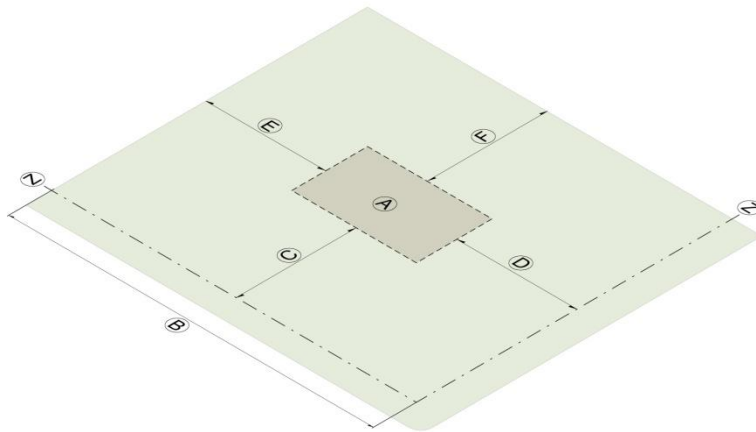
Building Elements Allowed*

| | |
|-----------------|---|
| Gallery, awning | ■ |
| Double gallery | ■ |
| Porch, stoop | ■ |
| Balcony | ■ |

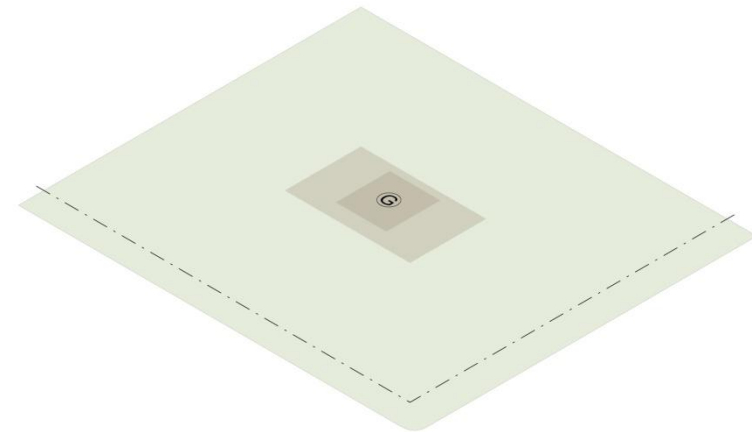
*See Sec. 9.4, Building Elements, for specific building element requirements

3.3.3 Open Lot

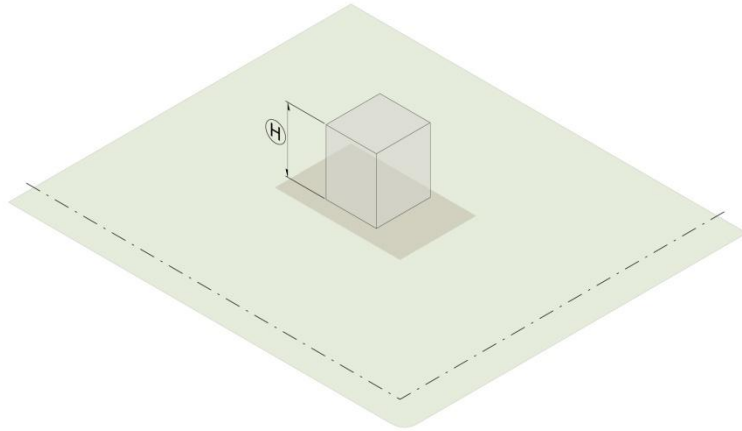
An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



| SITE | | All Districts |
|-------------------|----------------------|---------------|
| Lot | | |
| (A) | Area (min) | 10 acre |
| (B) | Width (min) | 200' |
| Building Setbacks | | |
| (C) | Front (min) | 100' |
| (D) | Side, street (min) | 100' |
| (E) | Side, interior (min) | 50' |
| (F) | Rear (min) | 50' |



| PLACEMENT | | All Districts |
|------------|-------------------------|---------------|
| Open Space | | |
| (G) | Building coverage (max) | 2% |



| Height | | All Districts |
|-----------------|------------|---------------|
| Building Height | | |
| (H) | Feet (max) | 35' |

ARTICLE 4. RURAL

Sec. 4.1 Rural Context 4-3

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- 4.1.2 Zoning Districts 4-3
- 4.1.3 Building Type and Dimensions 4-3
- 4.1.4 Street, Alley and Block Patterns..... 4-3
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Sec. 4.2 Zoning Districts 4-4

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CROSS-REFERENCE GUIDE

| | |
|--------------------------------|------------|
| Rules For All Building Types | ARTICLE 9 |
| Uses Provisions | ARTICLE 10 |
| Overlay Districts | ARTICLE 11 |
| Subdivision Standards | ARTICLE 12 |
| Block and Cul-de-sac Standards | Sec. 12.2 |
| Street and Alley Standards | Sec. 12.3 |
| Utilities | Sec. 12.4 |
| Open Space | Sec. 12.5 |
| Parking and Access Management | ARTICLE 13 |
| Landscaping | ARTICLE 14 |
| Outdoor Lighting | ARTICLE 15 |
| Outdoor Storage and Display | ARTICLE 16 |
| Signs | ARTICLE 17 |
| Administration | ARTICLE 18 |
| Definitions | ARTICLE 19 |

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SEC. 4.1 RURAL CONTEXT

4.1.1 General Character

The Rural context consists of sparsely settled lands in open or cultivated states. Lots sizes are typically large. Typical buildings are farmhouses, agriculture-related structures, and camps. Limited agricultural and rural services may be located in specifically designated rural service centers.

4.1.2 Zoning Districts

The Rural context allows for large lot residential districts (R-AG-40, R-AG-20, R-AG-10). The context also allows for higher intensity development at designated rural service mixed use centers (R-SVC-2). The Rural context permits light industrial uses (R-IL). Special purpose districts include community (R-CD) and heavy industrial (R-IH).

4.1.3 Building Type and Dimensions

Residential and mixed use buildings are between one to three stories in height. Residences typically have deep, landscaped front setbacks. Setbacks may vary considerably. Building coverage is minimal. Mixed use buildings located at specific rural service centers are more pedestrian-oriented. Building coverage may be higher in these centers.

4.1.4 Street, Alley and Block Patterns

Except in specifically designated rural service centers, streets typically are without sidewalks. Block sizes are large and may be irregular, typically without alleys. Access is via driveways which typically feed directly onto main roads.

4.1.5 Parking and Mobility Options

Parking is located only on private property. Automobiles are the primary mode of transportation. Except for specifically designated rural service centers, there is limited pedestrian, bike or bus service.

SEC. 4.2 ZONING DISTRICTS

The following zoning district intent statements provide the purpose and general description for how each Rural context zoning district should be applied on the Official Zoning Map.

4.2.1 Rural Agriculture (R-AG-40, -20, -10)

- A.** The Rural Agriculture districts are intended to protect farming, ranching and timber lands. The area and intensity of land uses and building types permitted in these districts are designed to encourage and protect existing agricultural uses and to conserve undeveloped areas. These districts also allow residential cluster developments which permit smaller minimum lot sizes in exchange for protecting significant open space.
- B.** Three R-AG districts are permitted in the Rural context: R-AG-40; R-AG-20; and R-AG-10. The R-AG districts vary primarily on the number of dwelling units permitted per acre.
1. The R-AG-40 district generally allocates one dwelling unit for every 40 acres of land.
 2. The R-AG-20 district generally allocates one dwelling unit for every 20 acres of land.
 3. The R-AG-10 district generally allocates one dwelling unit for every 10 acres of land.

4.2.2 Rural Services (R-SVC-2)

The Rural Services district is intended to provide small scale retail, services, commercial and some residential uses that are supportive of the surrounding agricultural and rural land uses. The area and intensity of land uses and building types permitted in this district are designed to grow in a compact manner at larger rural intersections and intended to develop into a rural village.

4.2.3 Rural Light Industrial (R-IL)

The Rural Light Industrial district is intended to accommodate light manufacturing, warehousing, wholesale and limited agricultural processing

uses. The Light Industrial district is intended to promote building and site design to ensure that the development is properly related to its site and to surrounding land uses. Uses within this district should be operated in a relatively clean and quiet manner, and may not be obnoxious to nearby residential or commercial uses.








4.2.4 Rural Community (R-CD)

The Rural Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. The Community District is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses.

4.2.5 Rural Heavy Industrial (R-IH)

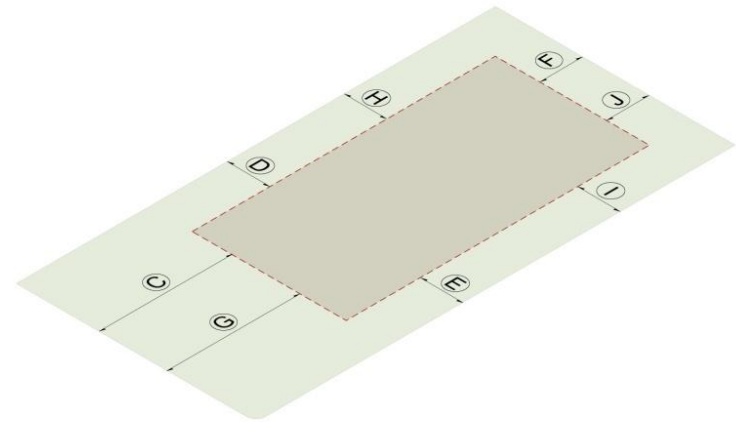
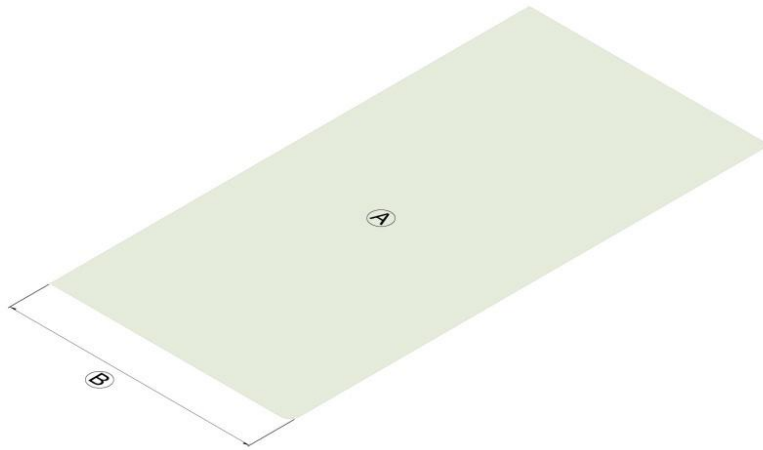
The Rural Heavy Industrial district is intended to accommodate high-impact manufacturing and industrial uses, including small scale extractive and agricultural processing uses that by their nature create a nuisance, and which are not properly associated with or are compatible with nearby residential or commercial neighborhoods.

SEC. 4.3 ALLOWED BUILDING TYPES

| |  |  |  |  |  |  |  |
|---|---|--|---|---|---|---|---|
| RURAL | Single-Family House | Attached House | Apartment House | General | Workshop | Civic | Open Lot |
| Large Lot Residential Districts | | | | | | | |
| Agriculture-40 (R-AG-40) | ■ | | | | | ■ | ■ |
| Agriculture-20 (R-AG-20) | ■ | | | | | ■ | ■ |
| Agriculture-10 (R-AG-10) | ■ | | | | | ■ | ■ |
| Residential Cluster | | | | | | | |
| Agriculture-40 (R-AG-40) | ■ | □ | | | | ■ | ■ |
| Agriculture-20 (R-AG-20) | ■ | □ | | | | ■ | ■ |
| Agriculture-10 (R-AG-10) | ■ | □ | | | | ■ | ■ |
| Mixed Use Districts | | | | | | | |
| Rural Services (R-SVC-2) | | | | ■ | ■ | ■ | ■ |
| Commercial Districts | | | | | | | |
| Light Industrial (R-IL) | | | | ■ | ■ | ■ | ■ |
| Special Purpose Districts | | | | | | | |
| Community (R-CD) | | | | | | ■ | ■ |
| Heavy Industrial (R-IH) | | | | | ■ | | ■ |
| KEY: ■ Allowed by right □ Allowed by special use permit Blank cell = Not allowed | | | | | | | |

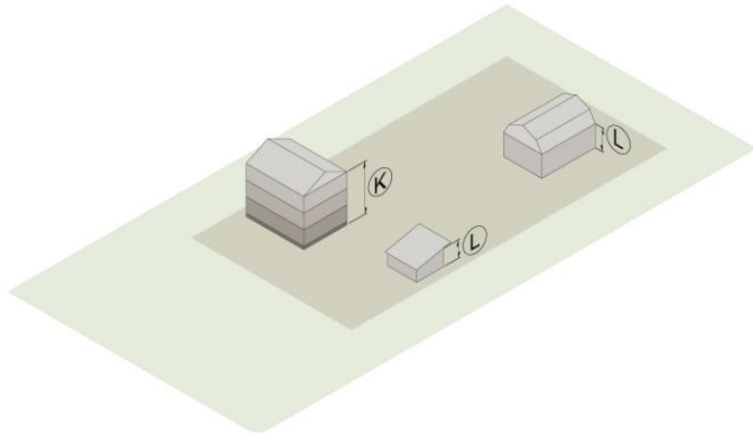
4.3.1 Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.



| SITE | CONVENTIONAL | | | CLUSTER OPTION | | |
|---------------------|--------------|----------|----------|----------------|---------|---------|
| | R-AG-40 | R-AG-20 | R-AG-10 | R-AG-40 | R-AG-20 | R-AG-10 |
| Project | | | | | | |
| Area (min) | n/a | n/a | n/a | 200 ac. | 100 ac. | 50 ac. |
| Open Space (min) | n/a | n/a | n/a | 60% | 60% | 60% |
| Gross Density (max) | .025 u/a | .05 u/a | .1 u/a | .04 u/a | .08 u/a | .15 u/a |
| Lot | | | | | | |
| (A) Area (min) | 40 acres | 20 acres | 10 acres | 5 acres | 4 acres | 2 acres |
| (B) Width (min) | 300' | 300' | 300' | 250' | 250' | 200' |

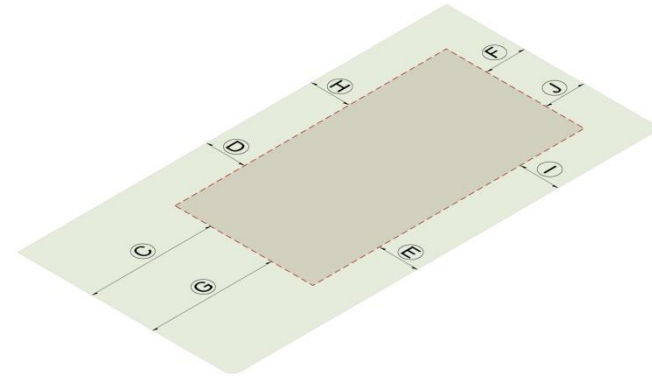
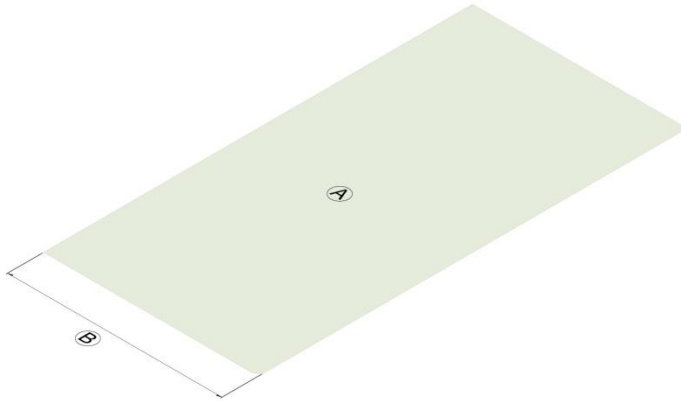
| PLACEMENT | CONVENTIONAL | | | CLUSTER OPTION | | |
|-------------------------------------|--------------|---------|---------|----------------|---------|---------|
| | R-AG-40 | R-AG-20 | R-AG-10 | R-AG-40 | R-AG-20 | R-AG-10 |
| Principal Structure Setbacks | | | | | | |
| (C) Front (min) | 100' | 100' | 100' | 60' | 60' | 45' |
| (D) Side, interior (min) | 30' | 30' | 30' | 30' | 25' | 20' |
| (E) Side, street (min) | 50' | 50' | 50' | 45' | 45' | 20' |
| (F) Rear (min) | 60' | 60' | 60' | 60' | 60' | 45' |
| Accessory Structure Setbacks | | | | | | |
| (G) Front (min) | 100' | 100' | 100' | 60' | 60' | 45' |
| (H) Side, interior (min) | 30' | 30' | 30' | 30' | 25' | 20' |
| (I) Side, street (min) | 50' | 50' | 50' | 45' | 45' | 20' |
| (J) Rear, common lot line (min) | 60' | 60' | 60' | 60' | 60' | 45' |



| HEIGHT | | CONVENTIONAL | | | CLUSTER OPTION | | |
|-----------------------------|---------------|--------------|---------|---------|----------------|---------|---------|
| | | R-AG-40 | R-AG-20 | R-AG-10 | R-AG-40 | R-AG-20 | R-AG-10 |
| Principal Structure | | | | | | | |
| (K) | Stories (max) | 3 | 3 | 3 | 3 | 3 | 3 |
| (K) | Feet (max) | 35' | 35' | 35' | 35' | 35' | 35' |
| Accessory Structures | | | | | | | |
| (L) | Stories (max) | n/a | n/a | n/a | n/a | n/a | n/a |
| (L) | Feet (max) | 35' | 35' | 35' | 35' | 35' | 35' |

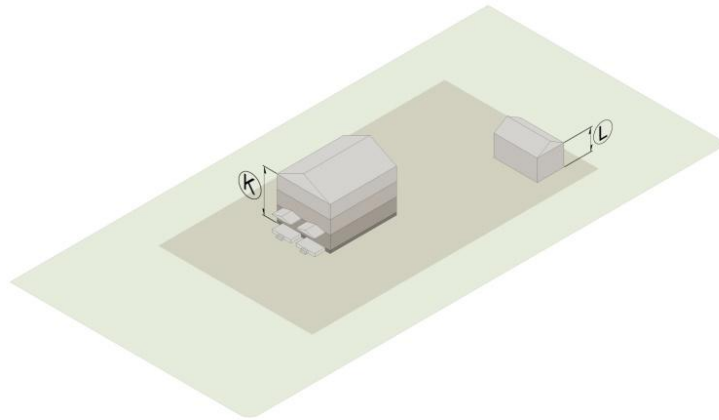
4.3.2 Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex



| SITE | CLUSTER | | |
|---------------------|---------|---------|---------|
| | R-AG-40 | R-AG-20 | R-AG-10 |
| Project | | | |
| Area (min) | 200 ac. | 100 ac. | 50 ac. |
| Open Space (min) | 60% | 60% | 60% |
| Gross Density (max) | .04 u/a | .08 u/a | .15 u/a |
| Lot | | | |
| (A) Area (min) | 5 acres | 4 acres | 2 acres |
| (B) Width (min) | 250' | 250' | 200' |

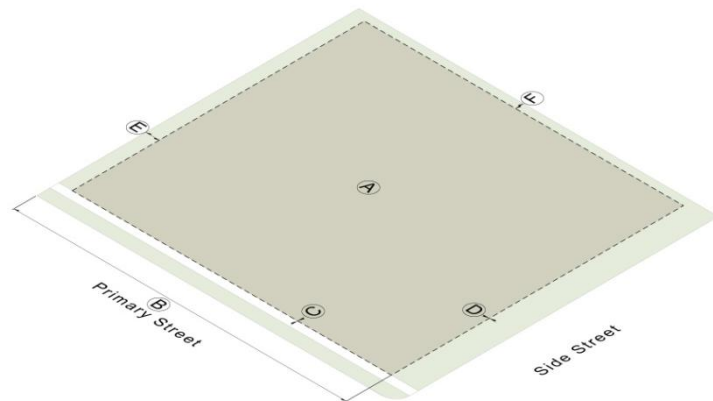
| PLACEMENT | CLUSTER OPTION | | |
|-------------------------------------|----------------|---------|---------|
| | R-AG-40 | R-AG-20 | R-AG-10 |
| Principal Structure Setbacks | | | |
| (C) Front (min) | 60' | 60' | 45' |
| (D) Side, interior (min) | 30' | 25' | 20' |
| (E) Side, street (min) | 45' | 45' | 20' |
| (F) Rear (min) | 60' | 60' | 45' |
| Accessory Structure Setbacks | | | |
| (G) Front (min) | 60' | 60' | 45' |
| (H) Side, interior (min) | 30' | 25' | 20' |
| (I) Side, street (min) | 45' | 45' | 20' |
| (J) Rear, common lot line (min) | 60' | 60' | 45' |



| | | CLUSTER OPTION | | |
|-----------------------------|---------------|----------------|---------|---------|
| HEIGHT | | R-AG-40 | R-AG-20 | R-AG-10 |
| Principal Structure | | | | |
| (K) | Stories (max) | 3 | 3 | 3 |
| (K) | Feet (max) | 35' | 35' | 35' |
| Accessory Structures | | | | |
| (L) | Stories (max) | n/a | n/a | n/a |
| (L) | Feet (max) | 35' | 35' | 35' |

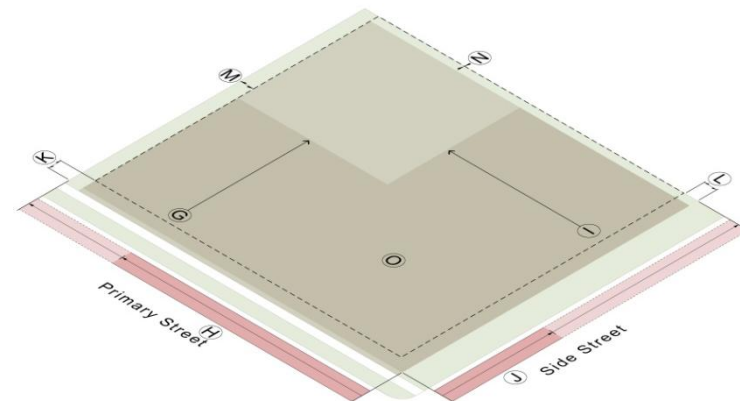
4.3.3 General

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



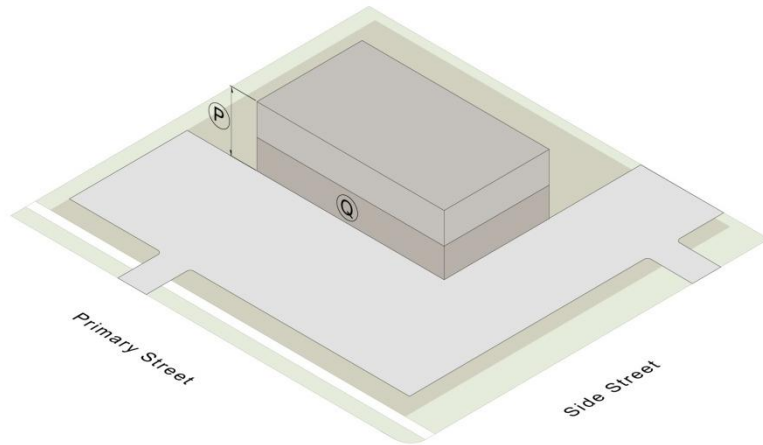
SITE

| Lot | R-SVC-2 | R-IL |
|--|------------|------------|
| (A) Area (min) | 22,500 sf. | 22,500 sf. |
| (B) Width (min) | 150' | 150' |
| Building Setbacks | | |
| (C) Primary street (min) | 0' | 0' |
| (D) Side street (min) | 0' | 0' |
| (E) Setback abutting an AG-, RE-, RC-, RS-district (min) | 30' | 40' |
| (E) Setback abutting any other district (min) | 0' or 10' | 0' or 10' |
| (F) Setback abutting alley (min) | 5' | 5' |



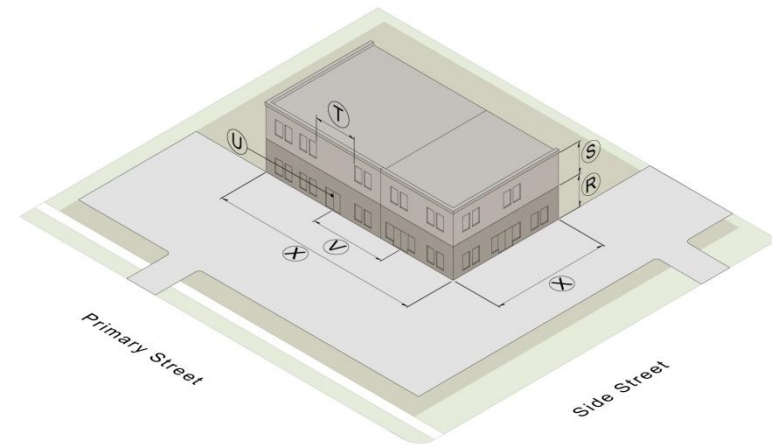
PLACEMENT

| Build-to | R-SVC-2 | R-IL |
|--|-----------|-----------|
| (G) Primary street build-to (min/max) | 0' / 80' | 0' / 120' |
| (H) Building width in primary build-to (min) | 60% | 60% |
| (I) Side street build-to (min/max) | 0' / 80' | 0' / 120' |
| (J) Building width in side build-to (min) | 30% | n/a |
| Parking Location | | |
| (K) Primary street setback (min) | 5' | 5' |
| (L) Side street setback (min) | 5' | 5' |
| (M) Setback abutting a AG-, RE-, RC-, RS- district (min) | 30' | 40' |
| (M) Setback abutting any other district (min) | 0' or 10' | 0' or 10' |
| (N) Setback abutting alley (min) | 0' | 0' |
| Open Space | | |
| (O) Building coverage (max) | 50% | 40% |



Height

| | R-SVC-2 | R-IL |
|--------------------------------|---------|------|
| Building Height | | |
| Ⓐ Stories (max) | 2 | 3 |
| Ⓐ Feet (max) | 30' | 35' |
| Ⓐ Ground story elevation (min) | 0' | 0' |



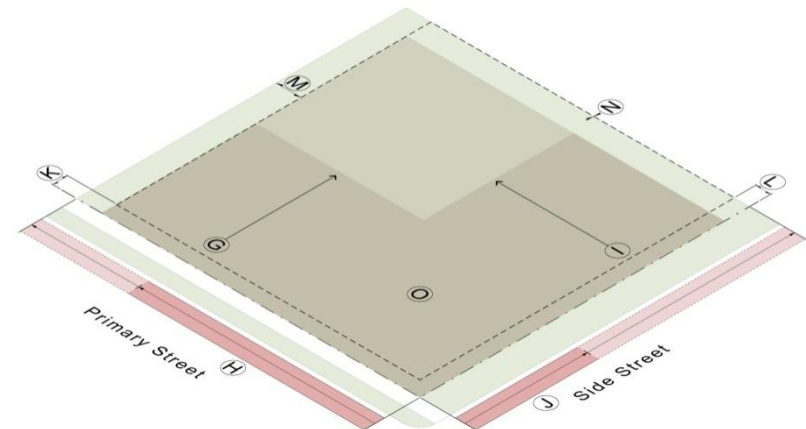
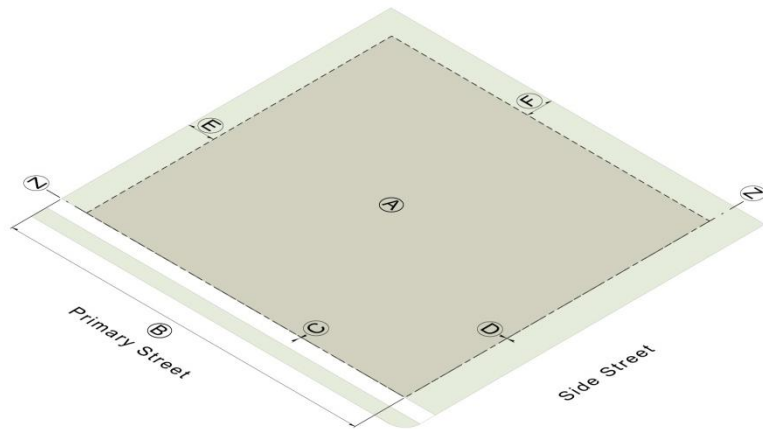
FORM

| | R-SVC-2 | R-IL |
|-----------------------------------|---------|------|
| Transparency | | |
| Ⓡ Ground story (min) | 40% | 30% |
| Ⓢ Upper story (min) | 20% | 20% |
| Ⓣ Blank wall area (max) | 30' | 50' |
| Building Entrance | | |
| Ⓤ Street facing entrance required | yes | yes |
| Ⓥ Entrance spacing | 100' | n/a |
| Building Bulk | | |
| ⓧ Building length (max) | 150' | n/a |
| Building Elements Allowed* | | |
| Gallery, awning | ■ | ■ |
| Double gallery | ■ | ■ |
| Porch, stoop | | |
| Balcony | ■ | ■ |

*See Sec. 9.4, Building Elements, for specific building element requirements

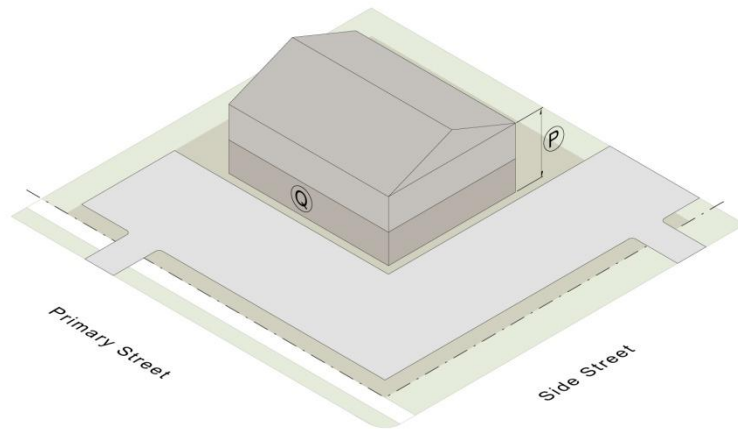
4.3.4 Workshop

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



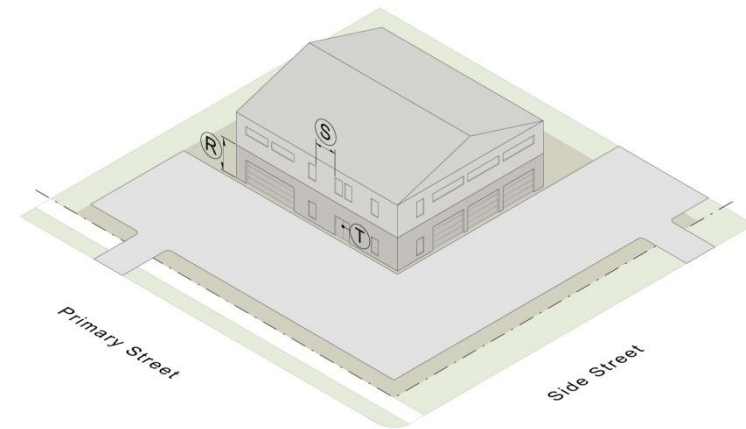
| SITE | | R-SVC-2 | R-IL | R-IH |
|--------------------------|--|------------|------------|------------|
| Lot | | | | |
| (A) | Area (min) | 22,500 sf. | 22,500 sf. | 22,500 sf. |
| (B) | Width (min) | 150' | 150' | 150' |
| Building Setbacks | | | | |
| (C) | Primary street (min) | 0' | 0' | 0' |
| (D) | Side street (min) | 0' | 0' | 0' |
| (E) | Setback abutting an AG-, RE-, RC-, RS-district (min) | 30' | 40' | 50' |
| (E) | Setback abutting any other district (min) | 0' or 10' | 0' or 10' | 0' or 10' |
| (F) | Setback abutting alley (min) | 5' | 5' | 5' |

| PLACEMENT | | R-SVC-2 | R-IL | R-IH |
|-------------------------|--|-----------|-----------|-----------|
| Build-to | | | | |
| (G) | Primary street build-to (min/max) | 0' / 80' | 0' / 120' | 0' / 120' |
| (H) | Building width in primary build-to (min) | 60% | 60% | 50% |
| (I) | Side street build-to (min/max) | 0' / 80' | 0' / 120' | 0' / 120' |
| (J) | Building width in side build-to (min) | 30% | 30% | 30% |
| Parking Location | | | | |
| (K) | Primary street setback (min) | 5' | 5' | 5' |
| (L) | Side street setback (min) | 5' | 5' | 5' |
| (M) | Setback abutting a AG-, RE- RC-, RS-district (min) | 30' | 40' | 50' |
| (M) | Setback abutting any other district (min) | 0' or 10' | 0' or 10' | 0' or 10' |
| (N) | Setback abutting alley (min) | 0' | 0' | 0' |
| Open Space | | | | |
| (O) | Building coverage (max) | 50% | 40% | 30% |



Height

| | R-SVC-2 | R-IL | R-IH |
|--------------------------------|---------|------|------|
| Building Height | | | |
| Ⓟ Stories (max) | 2 | 3 | 3 |
| Ⓟ Feet (max) | 30' | 35' | 35' |
| Ⓚ Ground story elevation (min) | 0' | 0' | 0' |



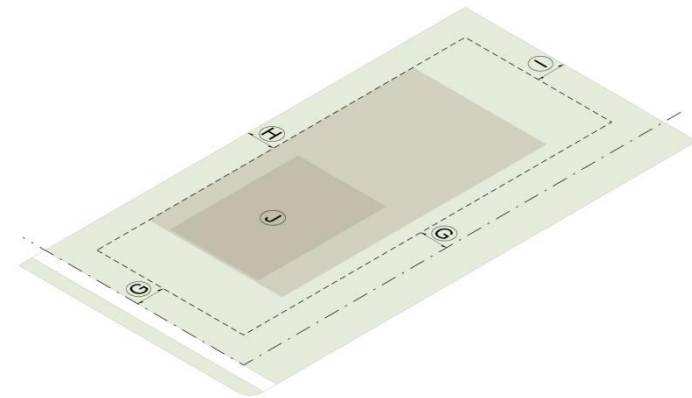
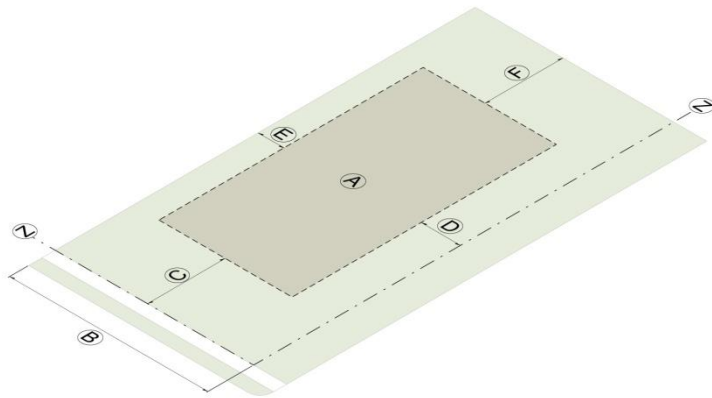
FORM

| | R-SVC-2 | R-IL | R-IH |
|-----------------------------------|---------|------|------|
| Transparency | | | |
| Ⓜ Ground story (min) | 30% | 30% | 30% |
| Ⓢ Blank wall area (max) | 50' | 75' | 100' |
| Building Entrance | | | |
| Ⓣ Street facing entrance required | yes | yes | yes |
| Building Elements Allowed* | | | |
| Gallery, awning | ■ | ■ | ■ |
| Double gallery | ■ | ■ | ■ |
| Porch, stoop | | | |
| Balcony | ■ | ■ | ■ |

*See Sec. 9.4 Building Elements, for specific building element requirements

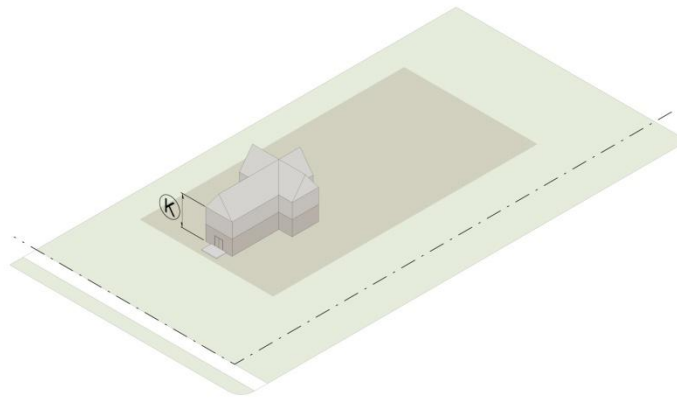
4.3.5 Civic

A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



| SITE | | All Districts |
|--------------------------|----------------------|---------------|
| Lot | | |
| (A) | Area (min) | 22,500 sf. |
| (B) | Width (min) | 150' |
| Building Setbacks | | |
| (C) | Front (min) | 30' |
| (D) | Side, street (min) | 15' |
| (E) | Side, interior (min) | 10' |
| (F) | Rear (min) | 30' |

| PLACEMENT | | All Districts |
|-------------------------|-------------------------|---------------|
| Parking Location | | |
| (G) | Street setback (min) | 10' |
| (H) | Side setback (min) | 10' |
| (I) | Rear setback (min) | 10' |
| Open Space | | |
| (J) | Building coverage (max) | 30% |



HEIGHT & FORM

All Districts

Building Height

| | | |
|---|---------------|-----|
| Ⓚ | Stories (max) | 3 |
| Ⓚ | Feet (max) | 35' |

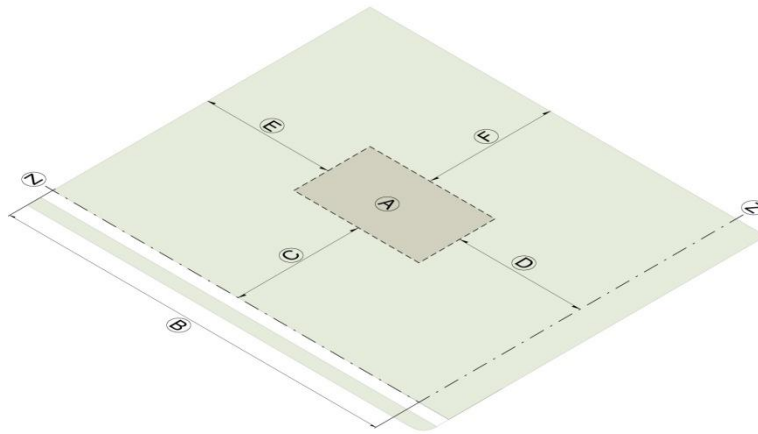
Building Elements Allowed*

| | |
|-----------------|---|
| Gallery, awning | ▪ |
| Double gallery | ▪ |
| Porch, stoop | |
| Balcony | ▪ |

*See Sec. 9.4, Building Elements, for specific building element requirements

4.3.6 Open Lot

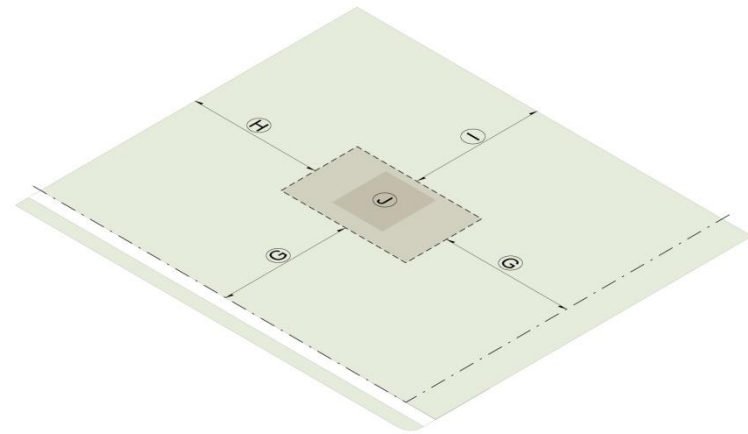
An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



SITE

All Districts

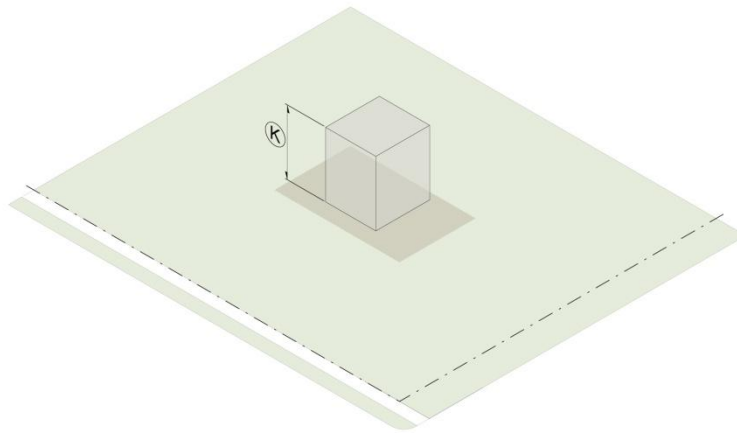
| Lot | |
|------------------------|-------|
| Ⓐ Area (min) | 5 ac. |
| Ⓑ Width (min) | 200' |
| Building Setbacks | |
| Ⓒ Front (min) | 50' |
| Ⓓ Side, street (min) | 50' |
| Ⓔ Side, interior (min) | 50' |
| Ⓕ Rear (min) | 50' |



PLACEMENT

All Districts

| Parking Location | |
|---------------------------|-----|
| Ⓖ Street setback (min) | 50' |
| Ⓗ Side setback (min) | 50' |
| Ⓘ Rear setback (min) | 50' |
| Open Space | |
| Ⓙ Building coverage (max) | 2% |

**HEIGHT**

All Districts

Building Height

Ⓚ Feet (max)

35'

SEC. 4.4 SPECIAL DEVELOPMENT STANDARDS

4.4.1 Residential Cluster

A. Intent

1. To encourage design innovation in the Rural context by allowing residential cluster developments in the Rural Agriculture Districts.
2. The residential cluster allows smaller lot sizes and provides an increase in gross area density, in exchange for meaningful open space. This allows more efficient layout of lots, streets, and utilities, and preserves the rural character of the area through the preservation of open space, agricultural, and recreation areas, and the protection of unique site features and scenic vistas.

B. Development Patterns

The Rural Agriculture Districts allow for two development patterns.

1. Conventional Option

Under the conventional option no designated open space is required and the minimum residential lot size is 40 acres, 20 acres, or 10 acres, depending on the district. See Sec. 4.3, Allowed Building Types.

2. Residential Cluster Option

Under the residential cluster option the applicant is required to designate a percentage of the residential cluster project as open space. In exchange the applicant is permitted additional density, and smaller lot sizes. See Sec. 4.3, Allowed Building Types.

C. Open Space

In addition to the general open space standards of Sec. 12.5, Open Space, the following open space standards shall be met in all residential clusters.

1. Amount of Open Space

The amount of required open space for residential clusters is calculated as a percentage of the gross residential cluster project area. The

required percentage is identified in the building type standards of Sec. 4.3, Allowed Building Types.

2. Open Space Allocation

In allocating land for required open space, the following hierarchy of primary and secondary open space shall be used.

a. Primary Open Space

The following are considered primary open space areas and shall be the first areas reserved as required open space.

- i. The 100-year floodplain;
- ii. Stream buffer areas required along each side of all perennial and intermittent streams;
- iii. Slopes above 25 percent of at least 5,000 square feet contiguous area;
- iv. Jurisdictional wetlands under federal law (Sec. 404) that meet the definition applied by the Army Corps of Engineers;
- v. Habitat for federally-listed endangered or threatened species;
- vi. Historic, archaeological and cultural sites, cemeteries and burial grounds;
- vii. Agricultural lands of at least 20 contiguous acres containing at least 25 percent prime farmland soils or other soils of statewide importance; and
- viii. Significant natural features and scenic view sheds such as ridge lines, hedge rows, field borders, meadows, fields, river and bayou views, natural woodlands that can be seen from public roadways and serve to block the view of the residential cluster in whole or in part.

b. Secondary Open Space

The following are considered secondary open space areas and shall be included as required open space once the primary open space areas are exhausted.

- i. Individual existing healthy trees greater than 12 inches DBH;
- ii. Areas that connect the site to neighboring open space, trails or greenways; and
- iii. Soils with severe limitations for development due to drainage problems.

3. Configuration of Open Space

- a. The minimum width for any required open space is 50 feet.
Exceptions may be granted for items such as trail easements, mid-block crossings, and linear parks, when their purpose meets the intent of this section.
- b. At least 60 percent of the required open space must be in a contiguous lot or site or series of lots and sites. For the purposes of this section, contiguous includes any open space bisected by a collector or local street, provided that:
 - i. A pedestrian crosswalk provides access to the open space on both sides of the street; and
 - ii. The right-of-way area is not included in the calculation of minimum open space required.
- c. Where feasible, the open space should adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.
- d. The required open space must be directly accessible to the largest practicable number of lots within the development. Non-adjointing lots must be provided with safe, convenient access to the open space (i.e. mid-block connections in logical locations).
- e. No lot within the development can be further than a ¼-mile radius from the open space. This radius is measured in a straight line, without regard for street, sidewalk or trail connections to the open space.

- f. Access to the open space must be provided either by an abutting street or easement. Such easement may not be less than 20 feet wide.

4. Allowed Uses of Open Space

Uses of open space may include the following:

- a. Conservation areas for natural, archeological or historical resources;
- b. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
- c. Pedestrian or multipurpose trails;
- d. Passive recreation areas;
- e. Active recreation areas, provided that impervious area is limited to no more than 25 percent of the total open space (active recreation areas in excess of this impervious area limit must be located outside of the protected open space);
- f. Golf courses (excluding clubhouse areas and maintenance facilities), provided the area does not exceed 50 percent of the required open space, and further provided that impervious area is limited to no more than ten percent of the total open space;
- g. Above-ground utility rights-of-way, provided the area does not exceed 50 percent of the required open space;
- h. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts;
- i. Landscaped stormwater management facilities;
- j. Easements for drainage, access and underground utility lines; and
- k. Other conservation-oriented uses compatible with the purposes of this development ordinance.

5. Prohibited Uses of Open Space

Required open space cannot be used for the following:

- a.** Individual wastewater disposal systems (community systems may be permitted);
- b.** Streets (except for street crossings as expressly provided above) and impervious parking areas;
- c.** Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.

D. Approval

Residential cluster projects are required to go through the Major Subdivision process as outlined in 18.2.6, Subdivision.

ARTICLE 5. ESTATE

| | |
|---|-------------|
| Sec. 5.1 Estate Context..... | 5-3 |
| 5.1.1 General Character | 5-3 |
| 5.1.2 Zoning Districts..... | 5-3 |
| 5.1.3 Building Type and Dimensions | 5-3 |
| 5.1.4 Street, Alley and Blocks Patterns | 5-3 |
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CROSS-REFERENCE GUIDE

| | |
|--------------------------------|------------|
| Rules For All Building Types | ARTICLE 9 |
| Uses Provisions | ARTICLE 10 |
| Overlay Districts | ARTICLE 11 |
| Subdivision Standards | ARTICLE 12 |
| Block and Cul-de-sac Standards | Sec. 12.2 |
| Street and Alley Standards | Sec. 12.3 |
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| Parking and Access Management | ARTICLE 13 |
| Landscaping | ARTICLE 14 |
| Outdoor Lighting | ARTICLE 15 |
| Outdoor Storage and Display | ARTICLE 16 |
| Signs | ARTICLE 17 |
| Administration | ARTICLE 18 |
| Defintions | ARTICLE 19 |

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SEC. 5.1 ESTATE CONTEXT

5.1.1 General Character

The Estate context consists of large lot single-family detached housing. Lot sizes allow for a considerable amount of natural vegetation. Some degree of agricultural activity may also be present.

5.1.2 Zoning Districts

The Estate context allows for large lot single-family residential districts (E-RE-5, E-RE-2) and Special Purpose districts include community (E-CD) districts.

5.1.3 Building Type and Dimensions

Residential buildings are one to three stories in height. Residential buildings have deep front setbacks and building coverage is relatively low. Civic buildings located at specific centers are allowed to be on smaller lots and may be built closer to the street.

5.1.4 Street, Alley and Blocks Patterns

Streets are typically curvilinear and may have parallel trails. Block sizes are large to accommodate large lot development and block shapes are often irregular to accommodate natural features. Residential access is typically via driveways which connect to the street.

5.1.5 Parking and Mobility Options

Parking is located only on private lots. Automobiles are the primary mode of transportation. There is limited pedestrian, bike or bus service.

SEC. 5.2 ZONING DISTRICTS

The following zoning district intent statements provide the purpose and general description for how each Estate context zoning district should be applied on the Official Zoning Map.






5.2.1 Residential Estate (E-RE-5, -2)

- A. The Residential Estate districts are intended to provide for areas of low-density residential, continued agricultural uses, and other compatible uses that typically occupy large open land areas. The area and intensity of land uses and building types allowed in this district are designed to assure that allowed uses peacefully coexist in a low-density setting, while preserving the semi-rural character of the area. These districts also allow cluster projects which allow smaller minimum lot sizes and additional building types in exchange for protecting significant open space.
- B. Two E-RE districts are allowed in the Estate context: E-RE-5, and E-RE-2. The E-RE districts differ primarily on the number of dwelling units allowed per acre.
 - 1. The E-RE-5 district generally allocates one dwelling unit for every 5 acres of land.
 - 2. The E-RE-2 district generally allocates one dwelling unit for every 2 acres of land.

5.2.2 Estate Community (E-CD)

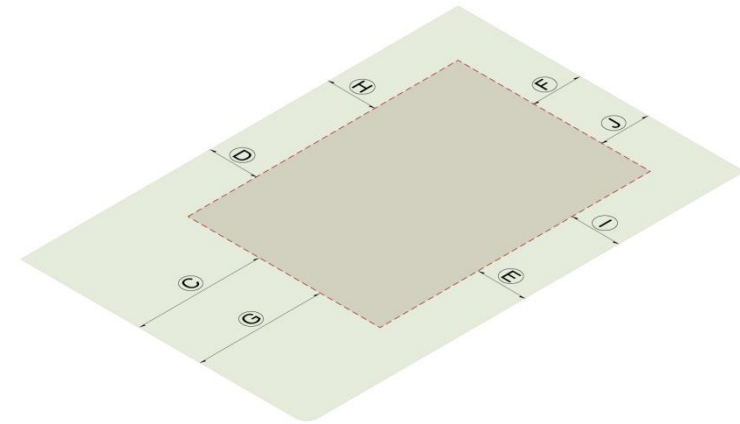
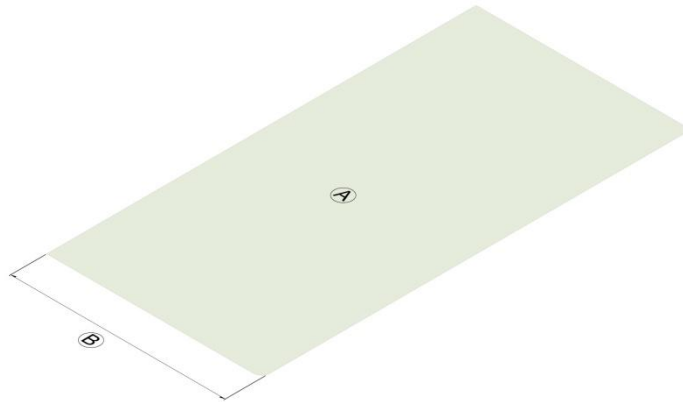
The Estate Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. The E-CD district is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses.

SEC. 5.3 ALLOWED BUILDING TYPES

| ESTATE |  |  |  |  |  |
|---|--|---|---|---|---|
| | Single-Family House | Attached House | Apartment House | Civic | Open Lot |
| Residential Districts | | | | | |
| Residential Estate-5 (E-RE-5) | ■ | | | ■ | ■ |
| Residential Estate-2 (E-RE-2) | ■ | | | ■ | ■ |
| Residential Cluster | | | | | |
| Residential Estate-5 (E-RE-5) | ■ | ■ | □ | ■ | ■ |
| Residential Estate-2 (E-RE-2) | ■ | ■ | □ | ■ | ■ |
| Special Purpose Districts | | | | | |
| Community (E-CD) | | | | ■ | ■ |
| KEY: ■ Allowed by right □ Allowed by special use permit Blank cell = Not allowed | | | | | |

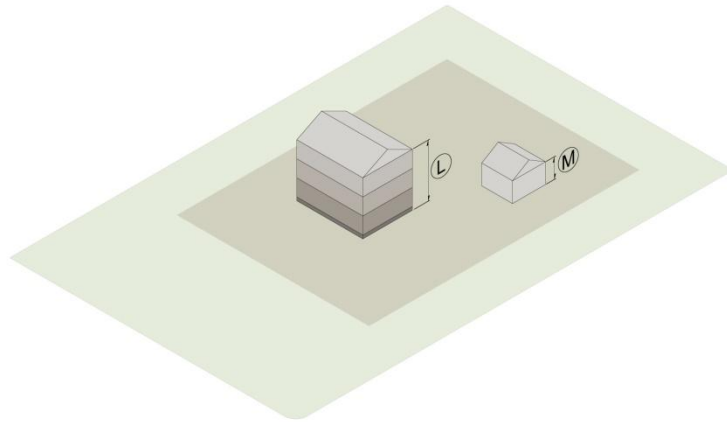
5.3.1 Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.

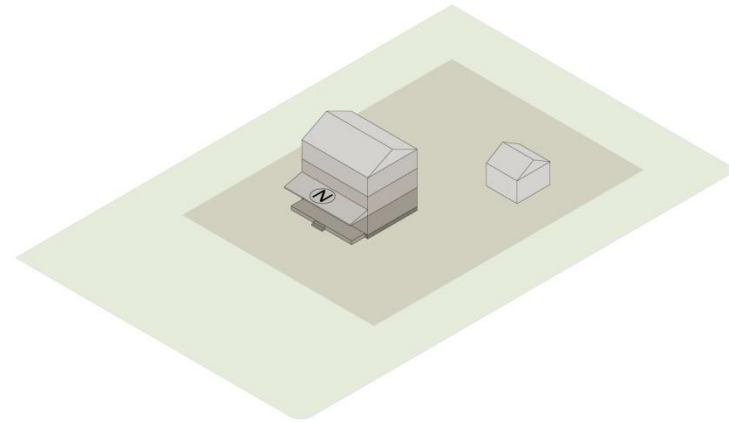


| SITE | CONVENTIONAL | | CLUSTER OPTION | |
|---------------------|--------------|---------|----------------|-----------|
| | E-RE-5 | E-RE-2 | E-RE-5 | E-RE-2 |
| Project | | | | |
| Area (min) | n/a | n/a | 25 ac. | 20 ac. |
| Open Space (min) | n/a | n/a | 50% | 50% |
| Gross Density (max) | 0.2 u/a | 0.5 u/a | 0.3 u/a | 0.75 u/a |
| Lot | | | | |
| (A) Area (min) | 5 acres | 2 acres | 25,000 sf | 15,000 sf |
| (B) Width (min) | 200' | 125' | 100' | 75' |

| PLACEMENT | CONVENTIONAL | | CLUSTER OPTION | |
|-------------------------------------|--------------|--------|----------------|--------|
| | E-RE-5 | E-RE-2 | E-RE-5 | E-RE-2 |
| Principal Structure Setbacks | | | | |
| (C) Front (min) | 60' | 45' | 40' | 30' |
| (D) Side, interior (min) | 30' | 20' | 10' | 10' |
| (E) Side, street (min) | 30' | 20' | 20' | 15' |
| (F) Rear (min) | 60' | 50' | 40' | 30' |
| Accessory Structure Setbacks | | | | |
| (G) Front (min) | 60' | 45' | 40' | 30' |
| (H) Side, interior (min) | 30' | 20' | 10' | 10' |
| (I) Side, street (min) | 30' | 20' | 20' | 15' |
| (J) Rear (min) | 60' | 50' | 40' | 30' |
| Open Space | | | | |
| (K) Building coverage (max) | 15% | 20% | 45% | 55% |



| HEIGHT | CONVENTIONAL | | CLUSTER OPTION | |
|-----------------------------|--------------|--------|----------------|--------|
| | E-RE-5 | E-RE-2 | E-RE-5 | E-RE-2 |
| Principal Structure | | | | |
| Ⓚ Stories (max) | 3 | 3 | 3 | 3 |
| Ⓚ Feet (max) | 35' | 35' | 35' | 35' |
| Accessory Structures | | | | |
| Ⓛ Stories (max) | n/a | n/a | n/a | n/a |
| Ⓛ Feet (max) | 35' | 35' | 35' | 35' |

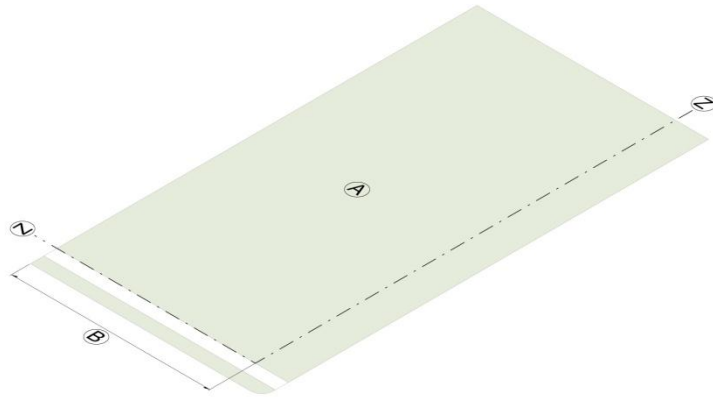


| FORM | CONVENTIONAL | | CLUSTER OPTION | |
|-----------------------------------|--------------|--------|----------------|--------|
| | E-RE-5 | E-RE-2 | E-RE-5 | E-RE-2 |
| Building Entrance | | | | |
| Ⓝ Street facing entrance required | no | no | yes | yes |
| Building Elements Allowed* | | | | |
| Gallery, awning | | | | |
| Double gallery | | | | |
| Porch, stoop | ■ | ■ | ■ | ■ |
| Balcony | ■ | ■ | ■ | ■ |

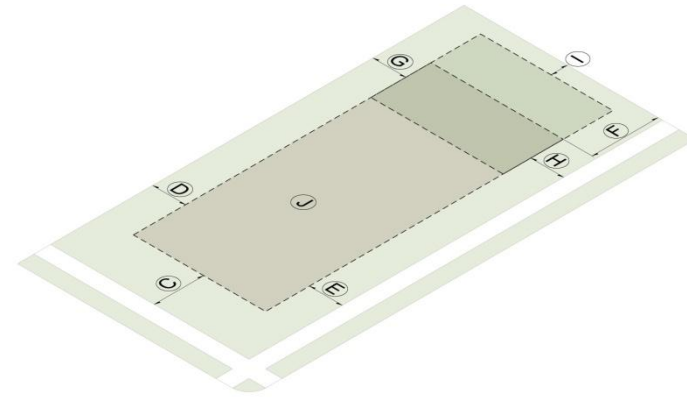
*See Sec. 9.4, Building Elements, for specific building element requirements

5.3.2 Attached House

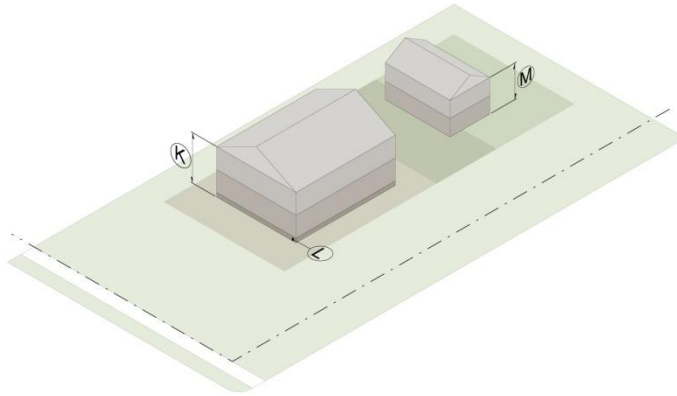
A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.



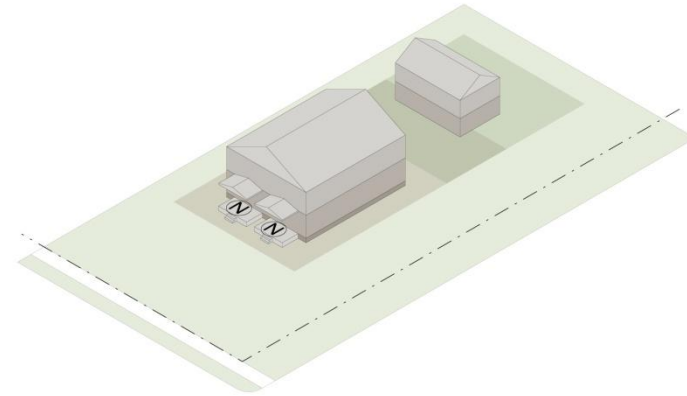
| SITE | CLUSTER OPTION | |
|-------------------------|----------------|-----------|
| | E-RE-5 | E-RE-2 |
| Project | | |
| Area (min) | 25 ac. | 10 ac. |
| Common Open Space (min) | 50% | 50% |
| Gross Density (max) | 0.3 u/a | 0.75 u/a |
| Lot | | |
| Ⓐ Area (min) | 25,000 sf | 15,000 sf |
| Ⓑ Width (min) | 120' | 75' |



| PLACEMENT | CLUSTER OPTION | |
|-------------------------------------|----------------|-----------|
| | E-RE-5 | E-RE-2 |
| Principal Structure Setbacks | | |
| Ⓒ Front (min) | 40' | 30' |
| Ⓓ Side, interior (min) | 10' | 10' |
| Ⓔ Side, street (min) | 20' | 15' |
| Ⓕ Rear (min) | 40' | 30' |
| Accessory Structure Setbacks | | |
| Ⓖ Side, interior (min) | 10' | 10' |
| Ⓗ Side, street (min) | 15' | 15' |
| Ⓘ Rear, common lot line (min) | 10' | 10' |
| Ⓚ Rear, alley (min) | n/a | 3' or 20' |
| Open Space | | |
| Ⓝ Building coverage (max) | 30% | 40% |



| HEIGHT | CLUSTER OPTION | |
|--------------------------------|----------------|--------|
| | E-RE-5 | E-RE-2 |
| Principal Structure | | |
| Ⓚ Stories (max) | 3 | 3 |
| Ⓚ Feet (max) | 35' | 35' |
| Ⓛ Ground story elevation (min) | n/a | 18" |
| Accessory Structures | | |
| Ⓜ Stories (max) | 2 | 2 |
| Ⓜ Feet (max) | 24' | 24' |

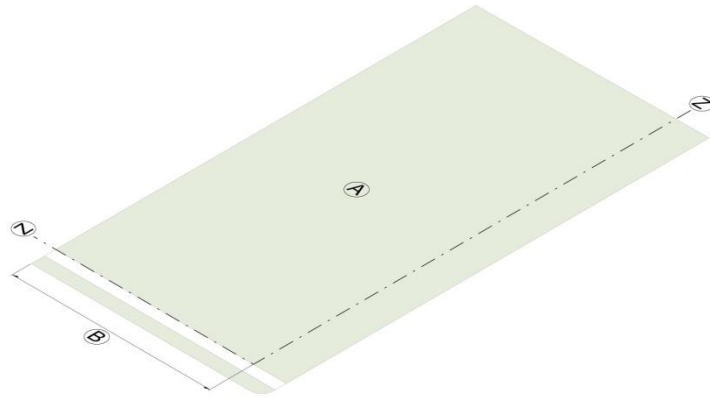


| FORM | CLUSTER OPTION | |
|-----------------------------------|----------------|--------|
| | E-RE-5 | E-RE-2 |
| Building Entrance | | |
| Ⓝ Street facing entrance required | yes | yes |
| Building Elements Allowed* | | |
| Gallery, awning | | |
| Double gallery | | |
| Porch, stoop | ■ | ■ |
| Balcony | ■ | ■ |

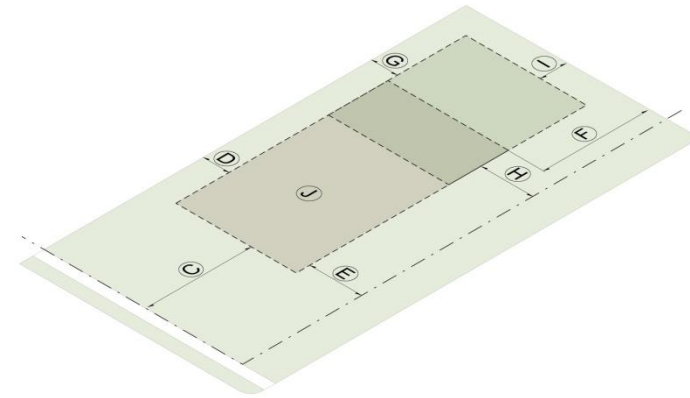
*See Sec. 9.4 Building Elements, for specific building element requirements

5.3.3 Apartment House

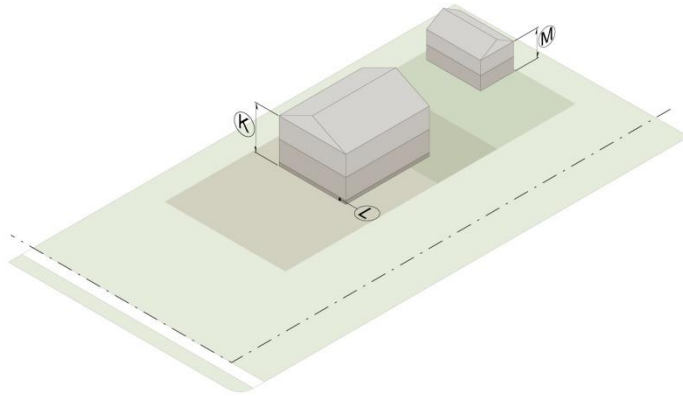
A building type with up to four attached dwelling units consolidated into a single structure on a single lot. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.



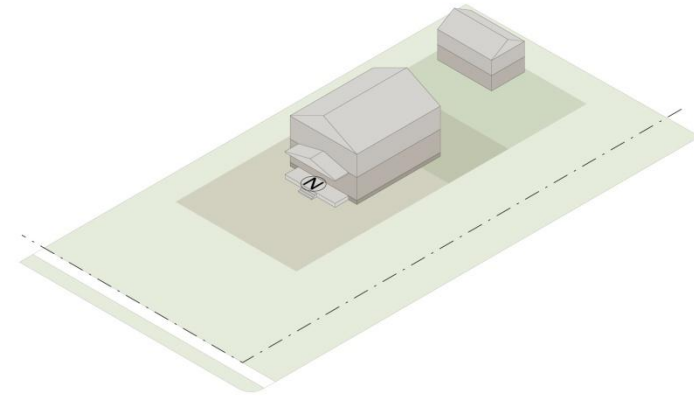
| SITE | CLUSTER OPTION | |
|-------------------------|----------------|-----------|
| | E-RE-5 | E-RE-2 |
| Project | | |
| Area (min) | 25 ac. | 10 ac. |
| Common Open Space (min) | 50% | 50% |
| Gross Density (max) | 0.3 u/a | 0.75 u/a |
| Lot | | |
| (A) Area (min) | 1 ac. | 25,000 sf |
| (B) Width (min) | 200' | 100' |



| PLACEMENT | CLUSTER OPTION | |
|-------------------------------------|----------------|--------|
| | E-RE-5 | E-RE-2 |
| Principal Structure Setbacks | | |
| (C) Front (min) | 45' | 40' |
| (D) Side, interior (min) | 20' | 10' |
| (E) Side, street (min) | 30' | 20' |
| (F) Rear (min) | 45' | 40' |
| Accessory Structure Setbacks | | |
| (G) Side, interior (min) | 20' | 10' |
| (H) Side, street (min) | 20' | 15' |
| (I) Rear, common lot line (min) | 20' | 10' |
| Open Space | | |
| (J) Building coverage (max) | 20% | 30% |



| HEIGHT | CLUSTER OPTION | |
|--------------------------------|----------------|--------|
| | E-RE-5 | E-RE-2 |
| Principal Structure | | |
| Ⓚ Stories (max) | 3 | 3 |
| Ⓚ Feet (max) | 35' | 35' |
| Ⓛ Ground story elevation (min) | n/a | n/a |
| Accessory Structures | | |
| Ⓜ Stories (max) | 1 | 1 |
| Ⓜ Feet (max) | 18' | 18' |

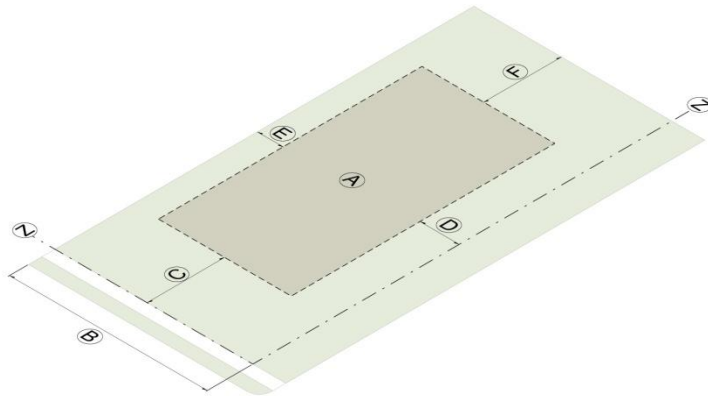


| FORM | CLUSTER OPTION | |
|-----------------------------------|----------------|--------|
| | E-RE-5 | E-RE-2 |
| Building Entrance | | |
| Ⓝ Street facing entrance required | yes | yes |
| Building Elements Allowed* | | |
| Gallery, awning | | |
| Double gallery | | |
| Porch, stoop | ■ | ■ |
| Balcony | ■ | ■ |

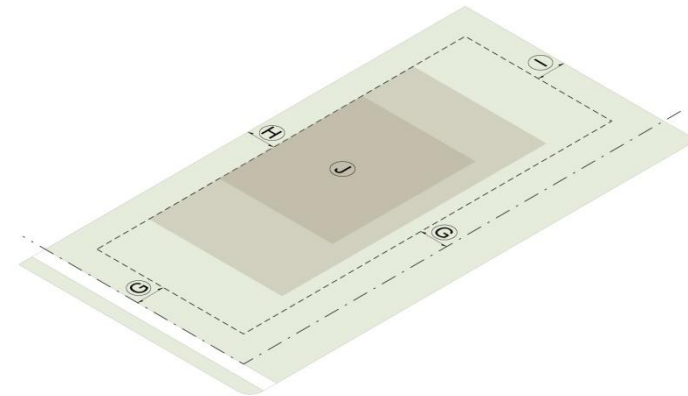
*See Sec. 9.4, Building Elements, for specific building element requirements

5.3.4 Civic

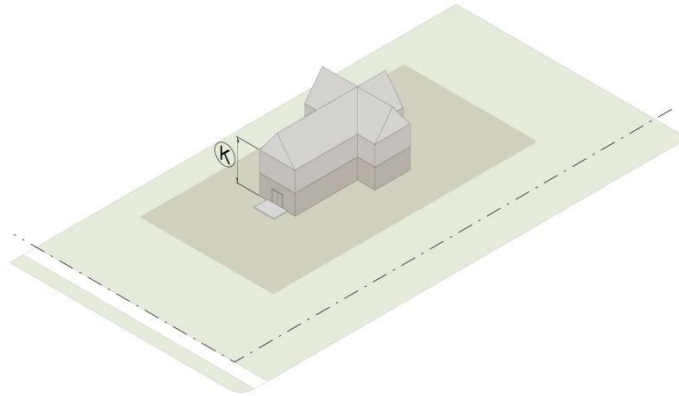
A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



| SITE | | All Districts |
|--------------------------|----------------------|---------------|
| Lot | | |
| Ⓐ | Area (min) | 22,500 sf. |
| Ⓑ | Width (min) | 150' |
| Building Setbacks | | |
| Ⓒ | Front (min) | 30' |
| Ⓓ | Side, street (min) | 15' |
| Ⓔ | Side, interior (min) | 10' |
| Ⓕ | Rear (min) | 30' |



| PLACEMENT | | All Districts |
|-------------------------|-------------------------|---------------|
| Parking Location | | |
| Ⓖ | Street setback (min) | 10' |
| Ⓗ | Side setback (min) | 10' |
| Ⓘ | Rear setback (min) | 10' |
| Open Space | | |
| Ⓙ | Building coverage (max) | 30% |

**HEIGHT & FORM**

All Districts

Building Height

| | | |
|---|---------------|-----|
| Ⓚ | Stories (max) | 3 |
| Ⓚ | Feet (max) | 35' |

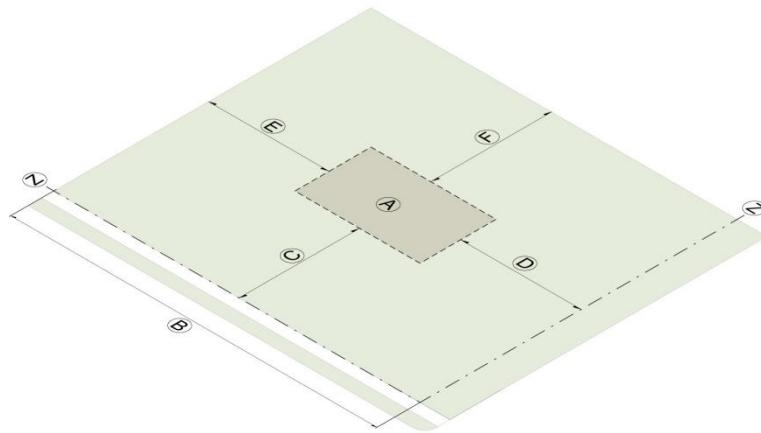
Building Elements Allowed*

| | |
|-----------------|---|
| Gallery, awning | ▪ |
| Double gallery | ▪ |
| Porch, stoop | |
| Balcony | ▪ |

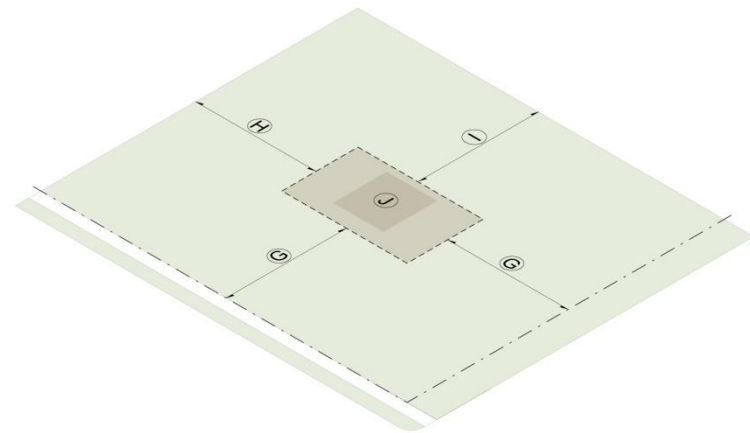
*See Sec. 9.4, Building Elements, for specific building element requirements

5.3.5 Open Lot

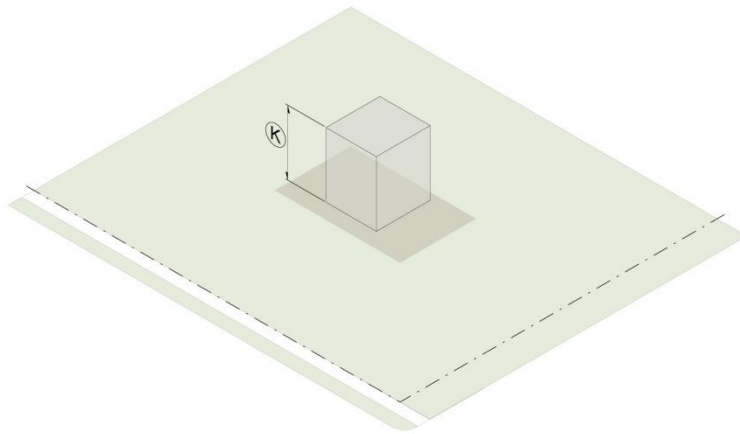
An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



| SITE | | All Districts |
|-------------------|----------------------|---------------|
| Lot | | |
| Ⓐ | Area (min) | 22,500 sf. |
| Ⓑ | Width (min) | 150' |
| Building Setbacks | | |
| Ⓒ | Front (min) | 60' |
| Ⓓ | Side, street (min) | 30' |
| Ⓔ | Side, interior (min) | 10' |
| Ⓕ | Rear (min) | 60' |



| PLACEMENT | | All Districts |
|------------------|-------------------------|---------------|
| Parking Location | | |
| Ⓖ | Street setback (min) | 60' |
| Ⓗ | Side setback (min) | 30' |
| Ⓘ | Rear setback (min) | 30' |
| Open Space | | |
| Ⓙ | Building coverage (max) | 5% |



| Height | | All Districts |
|-----------------|------------|---------------|
| Building Height | | |
| (K) | Feet (max) | 35' |

SEC. 5.4 SPECIAL DEVELOPMENT STANDARDS

5.4.1 Residential Cluster

A. Intent

1. To encourage design innovation in the Estate context by allowing residential cluster developments in the Residential Estate Districts.
2. The residential cluster allows smaller lot sizes, additional building types, and provides an increase in gross area density, in exchange for meaningful open space. This allows more efficient layout of lots, streets, and utilities, promotes a mixture of housing types, and preserves the rural character of the area through the preservation of open space, agricultural, and recreation areas, and the protection of unique site features and scenic vistas.

B. Development Patterns

The Rural Agriculture Districts allow for two development patterns.

1. Conventional Option

Under the conventional option no designated open space is required and the minimum residential lot size is either 5 acres or 2 acres, depending on the district. See Sec. 5.3, Allowed Building Types.

2. Residential Cluster Option

Under the residential cluster option the applicant is required to designate a percentage of the residential cluster project as open space. In exchange the applicant is permitted additional density, additional building types and smaller lot sizes. See Sec. 5.3, Allowed Building Types.

C. Open Space

In addition to the general open space standards of Sec. 12.5, Open Space, the following open space standards shall be met in all residential clusters.

1. Amount of Open Space

The amount of required open space for residential clusters is calculated as a percentage of the gross residential cluster project area. The required percentage is identified in the building type standards of Sec. 5.3, Allowed Building Types.

2. Open Space Allocation

In allocating land for required open space, the following hierarchy of primary and secondary open space shall be used.

a. Primary Open Space

The following are considered primary open space areas and shall be the first areas reserved as required open space.

- i. The 100-year floodplain;
- ii. Stream buffer areas required along each side of all perennial and intermittent streams;
- iii. Slopes above 25 percent of at least 5,000 square feet contiguous area;
- iv. Jurisdictional wetlands under federal law (Sec. 404) that meet the definition applied by the Army Corps of Engineers;
- v. Habitat for federally-listed endangered or threatened species;
- vi. Historic, archaeological and cultural sites, cemeteries and burial grounds;
- vii. Agricultural lands of at least 20 contiguous acres containing at least 25 percent prime farmland soils or other soils of statewide importance; and
- viii. Significant natural features and scenic view sheds such as ridge lines, hedge rows, field borders, meadows, fields, river and bayou views, natural woodlands that can be seen from public roadways and serve to block the view of the residential cluster in whole or in part.

b. Secondary Open Space

- i. The following are considered secondary open space areas and shall be included as required open space once the primary open space areas are exhausted.
- ii. Individual existing healthy trees greater than 12 inches DBH;
- iii. Areas that connect the site to neighboring open space, trails or greenways; and
- iv. Soils with severe limitations for development due to drainage problems.

3. Configuration of Open Space

- a. The minimum width for any required open space is 50 feet. Exceptions may be granted for items such as trail easements, mid-block crossings, and linear parks, when their purpose meets the intent of this section.
- b. At least 60 percent of the required open space must be in a contiguous lot or site or series of lots and sites. For the purposes of this section, contiguous includes any open space bisected by a collector or local street, provided that:
 - i. A pedestrian crosswalk provides access to the open space on both sides of the street; and
 - ii. The right-of-way area is not included in the calculation of minimum open space required.
- c. Where feasible, the open space should adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.
- d. The required open space must be directly accessible to the largest practicable number of lots within the development. Non-adjoining lots must be provided with safe, convenient access to the open space (i.e. mid-block connections in logical locations).

- e. No lot within the development can be further than a ¼-mile radius from the open space. This radius is measured in a straight line, without regard for street, sidewalk or trail connections to the open space.
- f. Access to the open space must be provided either by an abutting street or easement. Such easement may not be less than 20 feet wide.

4. Allowed Uses of Open Space

Uses of open space may include the following:

- a. Conservation areas for natural, archeological or historical resources;
- b. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
- c. Pedestrian or multipurpose trails;
- d. Passive recreation areas;
- e. Active recreation areas, provided that impervious area is limited to no more than 25 percent of the total open space (active recreation areas in excess of this impervious area limit must be located outside of the protected open space);
- f. Golf courses (excluding clubhouse areas and maintenance facilities), provided the area does not exceed 50 percent of the required open space, and further provided that impervious area is limited to no more than ten percent of the total open space;
- g. Above-ground utility rights-of-way, provided the area does not exceed 50 percent of the required open space;
- h. Water bodies, such as lakes and ponds, and floodways provided the total surface area does not exceed 50 percent of the required open space;

- i. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts;
- j. Landscaped stormwater management facilities;
- k. Easements for drainage, access and underground utility lines; and
- l. Other conservation-oriented uses compatible with the purposes of this development ordinance.

5. Prohibited Uses of Open Space

Required open space cannot be used for the following:

- a. Individual wastewater disposal systems (community systems may be permitted);
- b. Streets (except for street crossings as expressly provided above) and impervious parking areas;
- c. Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.

D. Approval

Residential cluster projects are required to go through the Major Subdivision process as outlined in 18.2.6, Subdivision.

ARTICLE 6. SUBURBAN

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| Definitions | ARTICLE 19 |



SEC. 6.1 SUBURBAN CONTEXT

6.1.1 General Character

The Suburban context consists of low to medium density, primarily residential areas, typically located at the fringes of a city or within commuting distance of the city center. Single-family detached housing is predominant with some opportunities for multifamily attached housing. Commercial activity may be concentrated in nodes or along major roadways. Large lot sizes allow most buildings to have prominent front and back yards. Pedestrians and bicycles are accommodated but many people continue to rely on automobiles for transportation.

6.1.2 Zoning Districts

The Suburban context allows for a wide variety of residential, mixed use, commercial and special purpose districts at both urban and suburban intensities.

6.1.3 Building Type and Dimensions

Residential buildings are between one and two stories in height. Residences typically have deep, consistent landscaped front setbacks and building coverage of the lot is relatively low. Depending on the district, commercial structures may be up to three stories in height. Outside Main Street districts,

commercial buildings have front setbacks deep enough to allow for a mix of landscaping and parking. Conversely, Main Street districts are build-to environments in which buildings are pulled up to the street.

6.1.4 Streets, Alley and Block Patterns

Streets and rights-of-way are often curvilinear framing irregular block shapes in a modified or non-existent grid, with cul-de-sacs and frontage roads. A greater degree of connectivity is desired in new development. Alleys are atypical but are encouraged. Block shapes and sizes vary significantly within this context, often unrelated to form or use. The typical block pattern includes attached sidewalks, street and surface parking, and generous landscaping between the street and building faces. Residential access is typically a direct connection to a street facing garage or carport. Commercial access is typically a shared drive to a surface parking lot.

6.1.5 Parking and Mobility Options

Parking is provided on-street and on surface lots. Limited surface parking is permitted between the building and the street but parking is primarily located to the side and rear of buildings. In street design, priority may be given to automobiles but adequate accommodations are provided for the pedestrian and bicyclist.

SEC. 6.2 ZONING DISTRICTS

The following zoning district intent statements provide the purpose and general description for how each Suburban context zoning district should be applied on the Official Zoning Map.

6.2.1 Suburban Residential Cluster (S-RC-15, -10, -6)

The Suburban Residential Cluster districts are intended to accommodate detached and some attached residential building types on individual lots. These districts should be applied in areas where the land-use pattern is predominately single-family residential or where such land use pattern is desired in the future. These districts allow two patterns of development: a low density non-cluster pattern; and a higher density residential cluster pattern.

- A. The low density non-cluster pattern allows single-family residential lots no less than two acres in size.
- B. The higher density residential cluster pattern allows smaller lots, additional building types and significant increases in density in exchange for protecting a meaningful amount of open space. Each district allows progressively more intensity as indicated below.
 - 1. The S-RC-15 district allows clustered lots as small as 15,000 square feet in exchange for 40% open space.
 - 2. The S-RC-10 district allows clustered lots as small as 10,000 square feet in exchange for 35% open space.
 - 3. The S-RC-6 district allows clustered lots as small as 6,000 square feet in exchange for 30% open space.

6.2.2 Suburban Residential Multifamily (S-RM-3)

The Suburban Residential Multifamily district is intended to accommodate existing or proposed development where the land-use pattern is a mix of single-family, two-family and multifamily housing. The S-RM-3 district is not intended to provide for areas exclusively dominated by multifamily but provide for neighborhoods that successfully integrate single-family, two-family and multifamily together. The S-RM-3 district allows buildings up to three stories in height.

6.2.3 Suburban Residential Mixed Use (S-RMX-2, -3)

- A. The Suburban Residential Mixed Use districts are intended to promote safe, active, and pedestrian-scaled, mixed use, diverse neighborhoods. The S-RMX districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering spaces. These districts are intended to accommodate both ground floor nonresidential and residential uses; however, upper stories are reserved exclusively for residential uses. The S-RMX-2 district is typically embedded within a residential neighborhood.
- B. Two S-RMX districts are permitted in the Suburban context: S-RMX-2; and S-RMX-3. The S-RMX districts vary primarily on the maximum number of stories permitted within the district.
 - 1. The S-RMX-2 district allows buildings with up to two stories in height.
 - 2. The S-RMX-3 district allows buildings with up to three stories in height.

6.2.4 Suburban Mixed Use (S-MX-2, -3)

- A. The Suburban Mixed Use districts are intended to promote safe, active, and pedestrian-scaled, diverse, mixed use, diverse neighborhoods. The S-MX districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering space. Where the Suburban Main Street districts are applied to key corridors and retail streets within a neighborhood, the S-MX districts are intended for broader application at the neighborhood scale. Although buildings can be used exclusively for residential or nonresidential uses, the vertical mixing of uses (floor-to-floor) is strongly encouraged. The S-MX districts should have a shared street network with, and generally be located adjacent to another mixed use district. The S-MX-2 district is typically embedded within a residential neighborhood.
- B. Two S-MX districts are permitted in the Suburban context: S-MX-2; and S-MX-3. The S-MX districts vary primarily on the maximum number of stories permitted within the district.
 - 1. The S-MX-2 district allows buildings with up to two stories in height.
 - 2. The S-MX-3 district allows buildings with up to three stories in height.

6.2.5 Suburban Main Street (S-MS-2, -3)

- A.** The Suburban Main Street districts are intended to promote safe, active, and pedestrian-scaled mixed use streets. The S-MS districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering space. These districts are typically applied in a linear fashion along entire block faces. In all cases, the S-MS districts should be applied where a higher degree of walkability and pedestrian activity is desired.
- B.** Two S-MS districts are permitted in the Suburban context: S-MS-2; and S-MS-3. The S-MS districts vary primarily on the maximum number of stories permitted within the district.
1. The S-MS-2 district allows buildings with up to two stories in height.
 2. The S-MS-2 district allows buildings with up to three stories in height.

6.2.6 Suburban Commercial Corridor (S-CC-2)

The Suburban Commercial Corridor 2 district is intended to balance the need for safe, active, and pedestrian-scaled areas with the need for limited parking between the buildings and the street. Compared to the Suburban Main Street districts, the S-CC-2 district is intended to address development opportunities along auto-dominated corridors where it is infeasible or impractical to require buildings to be built to the street edge. The S-CC-2 districts are intended to be located within convenient traveling distance from the multiple neighborhoods they are intended to serve. The S-CC-2 district allows buildings with up to two stories in height.











6.2.7 Suburban Light Industrial (S-IL)

The Suburban Light Industrial district is intended to accommodate light manufacturing, research and development, warehousing, wholesale and processing uses. The Suburban Light Industrial district is intended to encourage originality and flexibility in design to ensure that the development is properly related to its site and to surrounding land uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

6.2.8 Suburban Community (S-CD)

The Suburban Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. The S-CD district is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses.

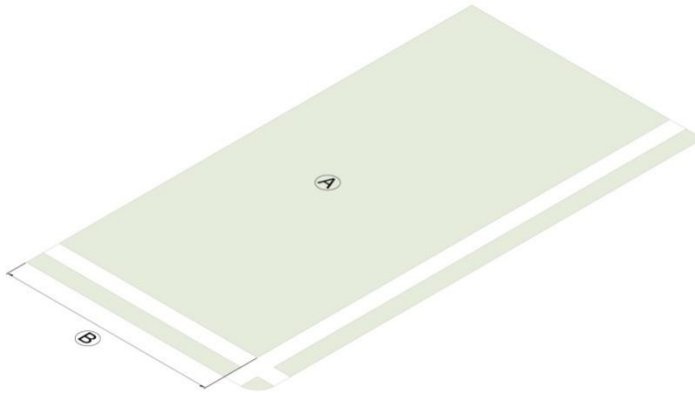
SEC. 6.3 ALLOWED BUILDING TYPES

| |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------|---|---|---|--|---|---|---|---|---|---|
| SUBURBAN | | | | | | | | | | |
| Residential Districts | | | | | | | | | | |
| Residential Cluster-15 (S-RC-15) | ■ | ○ | ○ | | | | | | ■ | ■ |
| Residential Cluster-10 (S-RC-10) | ■ | ○ | ○ | | | | | | ■ | ■ |
| Residential Cluster-6 (S-RC-6) | ■ | ○ | ○ | | | | | | ■ | ■ |
| Single Family -15(S-RS-15) | ■ | | | | | | | | ■ | ■ |
| Single Family -10(S-RS-10) | ■ | | | | | | | | ■ | ■ |
| Single Family -6(S-RS-6) | ■ | □ | | | | | | | ■ | ■ |
| Multifamily-3 (S-RM-3) | ■ | ■ | ■ | ■ | ■ | | | | ■ | ■ |
| Mixed Use Districts | | | | | | | | | | |
| Residential Mixed Use-2 (S-RMX-2) | | | ■ | ■ | ■ | | ■ | | ■ | ■ |
| Residential Mixed Use-3 (S-RMX-3) | | | ■ | ■ | ■ | | ■ | | ■ | ■ |
| Mixed Use-2 (S-MX-2) | | | ■ | ■ | ■ | ■ | ■ | | ■ | ■ |
| Mixed Use-3 (S-MX-3) | | | ■ | ■ | ■ | ■ | ■ | | ■ | ■ |
| Main Street-2 (S-MS-2) | | | | | | | ■ | | ■ | ■ |
| Main Street-3 (S-MS-3) | | | | | | | ■ | | ■ | ■ |
| Commercial Districts | | | | | | | | | | |
| Commercial Corridor-2 (S-CC-2) | | | □ | ■ | ■ | ■ | ■ | □ | ■ | ■ |
| Light Industrial (S-IL) | | | | | | ■ | | ■ | ■ | ■ |
| Special Purpose Districts | | | | | | | | | | |
| Community (S-CD) | | | | | | | | | ■ | ■ |

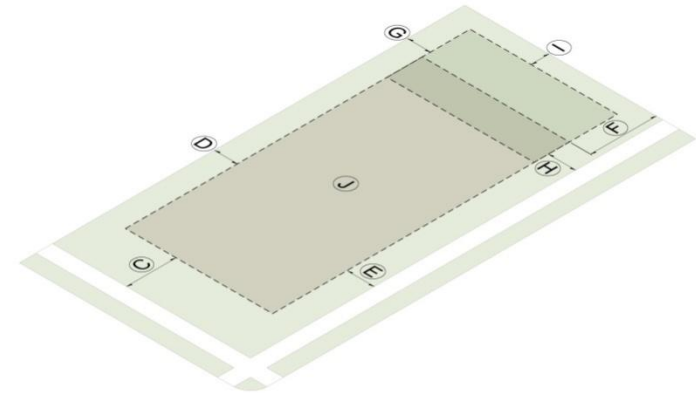
KEY: ■ Allowed by right □ Allowed by special use permit ○ Allowed as part of an approved residential cluster Blank cell = Not allowed

6.3.1 Single-Family House

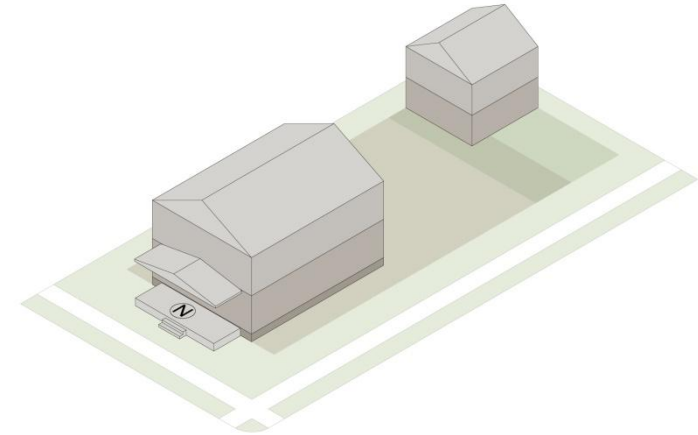
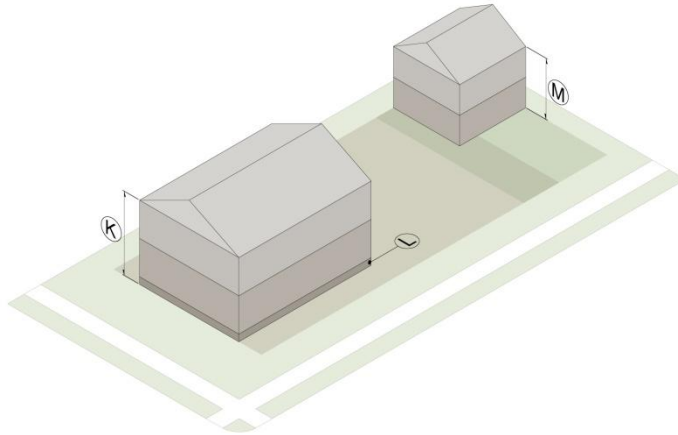
A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.



| SITE | CONVENTIONAL | | | | | CLUSTER OPTION | | |
|---------------------|--------------|-----------|-----------|----------|----------|----------------|---------|----------|
| | S-RC-15 | | | | | S-RC-15 | S-RC-10 | S-RC-6 |
| | S-RC-10 | S-RC-6 | S-RS-15 | S-RS-10 | S-RS-6 | S-RM-3 | | |
| Project | | | | | | | | |
| Area (min) | n/a | n/a | n/a | n/a | n/a | 10 ac. | 10 ac. | 10 ac. |
| Open Space (min) | n/a | n/a | n/a | n/a | n/a | 40% | 35% | 30% |
| Gross Density (max) | 0.5 u/a | 2 u/a | 3 u/a | 5.25 u/a | 8 u/a | 2 u/a | 3 u/a | 5.25 u/a |
| Lot | | | | | | | | |
| (A) Area (min) | 2 acres | 15,000 sf | 10,000 sf | 6,000 sf | 4,000 sf | 15,000 | 10,000 | 6,000 |
| (B) Width (min) | 125' | 75' | 55' | 45' | 35' | 75' | 55' | 45' |



| PLACEMENT | CONVENTIONAL | | | | | CLUSTER OPTION | | |
|---------------------------------|--------------|-----------|-----------|-----------|-----------|----------------|-----------|-----------|
| | S-RC-15 | | | | | S-RC-15 | S-RC-10 | S-RC-6 |
| | S-RC-10 | S-RC-6 | S-RS-15 | S-RS-10 | S-RS-6 | S-RM-3 | | |
| Principal Structure Setbacks | | | | | | | | |
| (C) Front (min) | 40' | 30' | 20' | 20' | 15' | 30' | 20' | 20' |
| (D) Side, interior (min) | 20' | 10' | 5' | 5' | 3' | 10' | 5' | 5' |
| (E) Side, street (min) | 20' | 15' | 10' | 10' | 10' | 15' | 10' | 10' |
| (F) Rear (min) | 50' | 30' | 20' | 20' | 15' | 30' | 20' | 20' |
| Accessory Structure Setbacks | | | | | | | | |
| (G) Side, interior (min) | 30' | 10' | 5' | 5' | 3' | 10' | 5' | 5' |
| (H) Side, street (min) | 30' | 15' | 10' | 10' | 10' | 15' | 10' | 10' |
| (I) Rear, common lot line (min) | 30' | 10' | 5' | 5' | 5' | 10' | 5' | 5' |
| (J) Rear, alley (min) | n/a | 3' or 20' | 3' or 20' | 3' or 20' | 3' or 20' | 3' or 20' | 3' or 20' | 3' or 20' |
| Open Space | | | | | | | | |
| (J) Building coverage (max) | 20% | 40% | 40% | 45% | 70% | 40% | 40% | 45% |

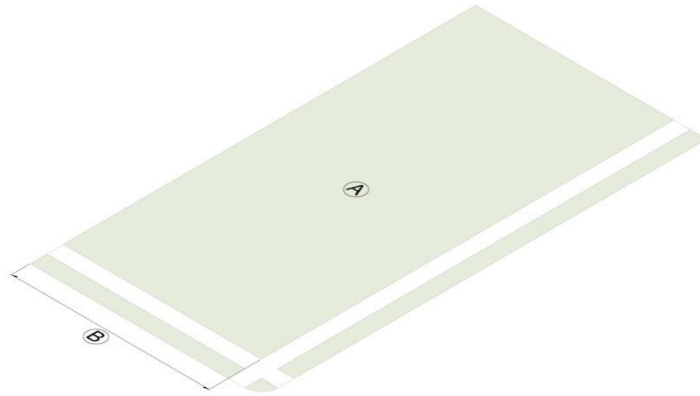


| HEIGHT | CONVENTIONAL | | | | | CLUSTER OPTION | | |
|---------------------------------|--------------|---------|---------|--------|--------|----------------|---------|--------|
| | S-RC-15 | | | | | | | |
| | S-RC-10 | | | | | | | |
| | S-RC-6 | S-RS-15 | S-RS-10 | S-RS-6 | S-RM-3 | S-RC-15 | S-RC-10 | S-RC-6 |
| Project | | | | | | | | |
| (K) Stories (min) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| (K) Feet (min) | 35' | 35' | 35' | 35' | 35' | 35' | 35' | 35' |
| (L) Ground story elevation(max) | n/a | n/a | n/a | n/a | 18" | n/a | n/a | n/a |
| Accessory Structures | | | | | | | | |
| (M) Stories (min) | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| (M) Feet (min) | 24' | 24' | 24' | 24' | 24' | 24' | 24' | 24' |

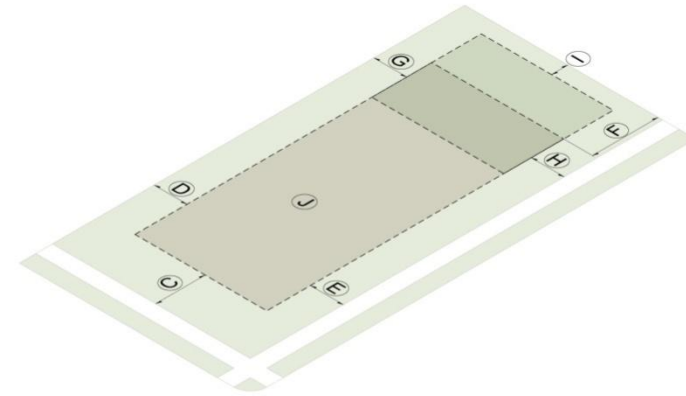
| FORM | CONVENTIONAL | | | | | | CLUSTER OPTION | | |
|-------------------------------------|--------------|---------|---------|--------|--------|-----|----------------|---------|--------|
| | S-RC-15 | | | | | | | | |
| | S-RC-10 | | | | | | | | |
| | S-RC-6 | S-RS-15 | S-RS-10 | S-RS-6 | S-RM-3 | | S-RC-15 | S-RC-10 | S-RC-6 |
| Building Entrance | | | | | | | | | |
| (N) Street facing entrance required | | no | no | no | no | yes | no | no | no |
| Building Elements Allowed | | | | | | | | | |
| Gallery, awning | | | | | | | | | |
| Double gallery | | | | | | | | | |
| Porch, stoop | | | | | | | | | |
| Balcony | | | | | | | | | |

6.3.2 Attached House

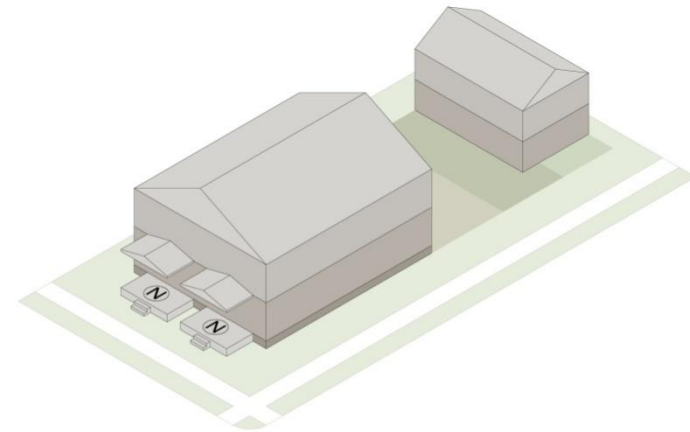
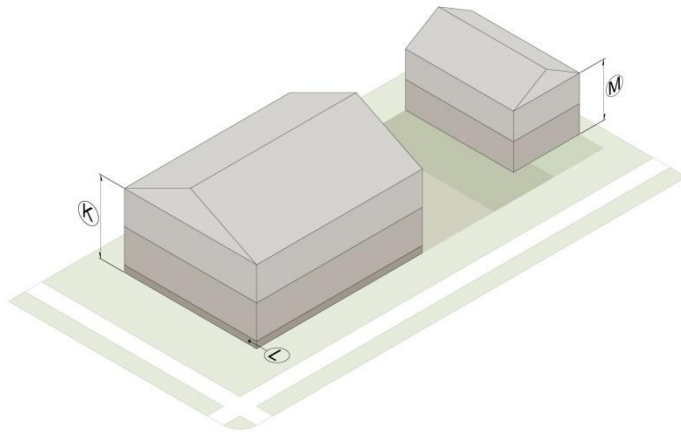
A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.



| SITE | CONVENTIONAL | | CLUSTER OPTION | | |
|---------------------|--------------|----------|----------------|---------|----------|
| | S-RS-6 | S-RM-3 | S-RC-15 | S-RC-10 | S-RC-6 |
| Project | | | | | |
| Area (min) | n/a | n/a | 10 ac. | 10 ac. | 10 ac. |
| Open Space (min) | n/a | n/a | 40% | 35% | 30% |
| Gross Density (max) | 5.25 u/a | 8 u/a | 2 u/a | 3 u/a | 5.25 u/a |
| Lot | | | | | |
| Ⓐ Area (min) | 10,000 sf | 6,000 sf | 20,000 | 15,000 | 10,000 |
| Ⓑ Width (min) | 55' | 45' | 100' | 75' | 55' |



| PLACEMENT | CONVENTIONAL | | CLUSTER OPTION | | |
|-------------------------------------|--------------|-----------|----------------|-----------|-----------|
| | S-RS-6 | S-RM-3 | S-RC-15 | S-RC-10 | S-RC-6 |
| Principal Structure Setbacks | | | | | |
| Ⓒ Front (min) | 20' | 15' | 30' | 30' | 20' |
| Ⓓ Side, interior (min) | 5' | 5' | 10' | 10' | 5' |
| Ⓔ Side, street (min) | 10' | 10' | 15' | 15' | 10' |
| Ⓕ Rear (min) | 20' | 15' | 30' | 30' | 20' |
| Accessory Structure Setbacks | | | | | |
| Ⓖ Side, interior (min) | 5' | 5' | 10' | 10' | 5' |
| Ⓗ Side, street (min) | 10' | 10' | 15' | 15' | 10' |
| Ⓘ Rear, common lot line (min) | 5' | 5' | 10' | 10' | 5' |
| Ⓛ Rear, alley (min) | 3' or 20' | 3' or 20' | 3' or 20' | 3' or 20' | 3' or 20' |
| Open Space | | | | | |
| Ⓣ Building coverage (max) | 45% | 55% | 35% | 40% | 40% |



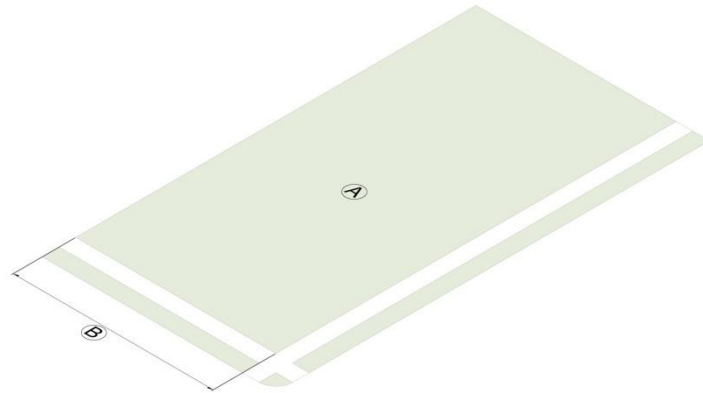
| HEIGHT | CONVENTIONAL | | CLUSTER OPTION | | |
|--------------------------------|--------------|--------|----------------|---------|--------|
| | S-RS-6 | S-RM-3 | S-RC-15 | S-RC-10 | S-RC-6 |
| Principal Structure | | | | | |
| Ⓚ Stories (max) | 3 | 3 | 3 | 3 | 3 |
| Ⓚ Feet (max) | 35' | 35' | 35' | 35' | 35' |
| Ⓛ Ground story elevation (min) | 18" | 18" | 18" | 18" | 18" |
| Accessory Structures | | | | | |
| Ⓜ Stories (max) | 2 | 2 | 2 | 2 | 2 |
| Ⓜ Feet (max) | 24' | 24' | 24' | 24' | 24' |

| FORM | CONVENTIONAL | | CLUSTER OPTION | | |
|-----------------------------------|--------------|--------|----------------|---------|--------|
| | S-RS-6 | S-RM-3 | S-RC-15 | S-RC-10 | S-RC-6 |
| Building Entrance | | | | | |
| Ⓝ Street facing entrance required | yes | yes | yes | yes | yes |
| Building Elements Allowed* | | | | | |
| Gallery, awning | | | | | |
| Double gallery | | | | | |
| Porch, stoop | ■ | ■ | ■ | ■ | ■ |
| Balcony | ■ | ■ | ■ | ■ | ■ |

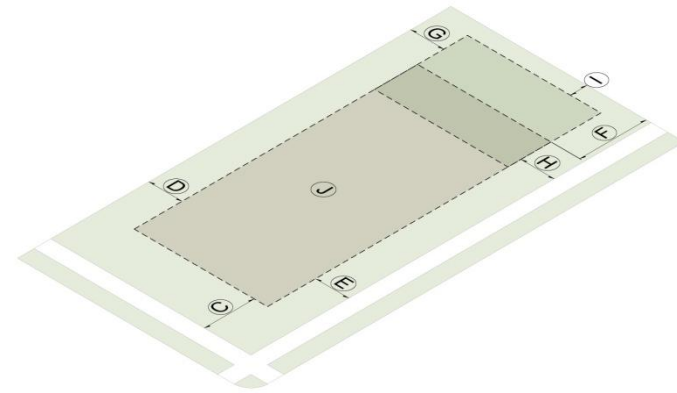
*See Sec. 9.4, Building Elements, for specific building element requirements

6.3.3 Apartment House

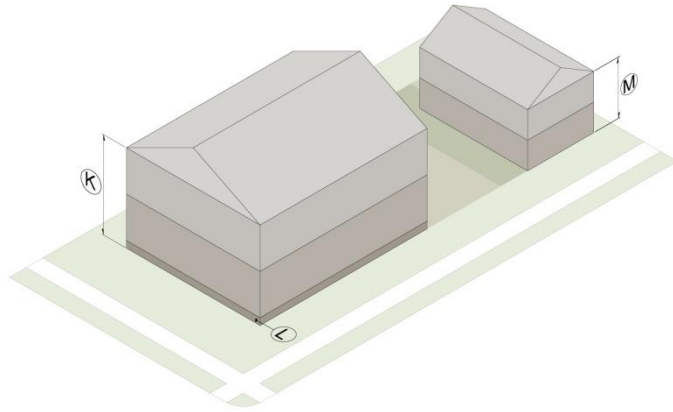
A building type with up to four attached dwelling units consolidated into a single structure on a single lot. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.



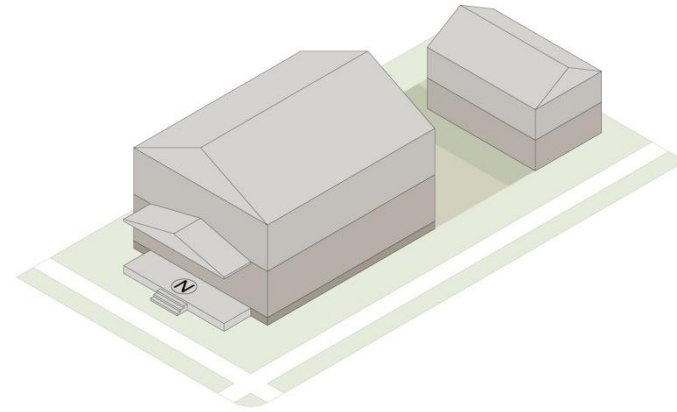
| SITE | CONVENTIONAL | | CLUSTER OPTION | | |
|-------------------------|--------------|---------|----------------|----------|---------|
| | S-RMX-2 | S- RM-3 | | | |
| | S-MX-2 | S-RMX-3 | | | |
| | S-CC-2 | S-MX-3 | S-RC-15 | S-RC-10 | S-RC-6 |
| Project | | | | | |
| Area (min) | n/a | n/a | 10 ac. | 10 ac. | 10 ac. |
| Common Open Space (min) | n/a | n/a | 40% | 35% | 30% |
| Gross Density (max) | n/a | 8 u/a | 2.5 u/a | 3.75 u/a | 6.5 u/a |
| Lot | | | | | |
| Ⓐ Area (min sf.) | 8,000 | 8,000 | 20,000 | 15,000 | 10,000 |
| Ⓑ Width (min) | 50' | 50' | 100' | 75' | 55' |



| PLACEMENT | CONVENTIONAL | | CLUSTER OPTION | | |
|-------------------------------------|--------------|-----------|----------------|-----------|-----------|
| | S-RMX-2 | S-RM-3 | | | |
| | S-MX-2 | S-RMX-3 | | | |
| | S-CC-2 | S-MX-3 | S-RC-15 | S-RC-10 | S-RC-6 |
| Principal Structure Setbacks | | | | | |
| Ⓒ Front (min) | 20' | 20' | 30' | 30' | 20' |
| Ⓓ Side, interior (min) | 5' | 5' | 10' | 10' | 5' |
| Ⓔ Side, street (min) | 10' | 10' | 15' | 15' | 10' |
| Ⓕ Rear (min) | 20' | 20' | 30' | 30' | 20' |
| Accessory Structure Setbacks | | | | | |
| Ⓖ Side, interior (min) | 5' | 5' | 10' | 10' | 5' |
| Ⓗ Side, street (min) | 10' | 10' | 15' | 15' | 10' |
| Ⓘ Rear, common lot line (min) | 5' | 5' | 10' | 10' | 5' |
| Ⓢ Rear, alley (min) | 3' or 20' | 3' or 20' | 3' or 20' | 3' or 20' | 3' or 20' |
| Open Space | | | | | |
| Ⓣ Building coverage (max) | 45% | 45% | 35% | 40% | 40% |



| HEIGHT | CONVENTIONAL | | CLUSTER OPTION | | |
|----------------------------------|--------------|---------|----------------|---------|--------|
| | S-RMX-2 | S-RM-3 | | | |
| | S-MX-2 | S-RMX-3 | | | |
| | S-CC-2 | S-MX-3 | S-RC-15 | S-RC-10 | S-RC-6 |
| Principal Structure | | | | | |
| (K) Stories (max) | 2 | 3 | 2 | 2 | 2 |
| (K) Feet (max) | 24' | 35' | 35' | 35' | 35' |
| (L) Ground story elevation (min) | 18" | 18" | 18" | 18" | 18" |
| Accessory Structures | | | | | |
| (M) Stories (max) | 1 | 3 | 2 | 2 | 2 |
| (M) Feet (max) | 18' | 35' | 24' | 24' | 24' |

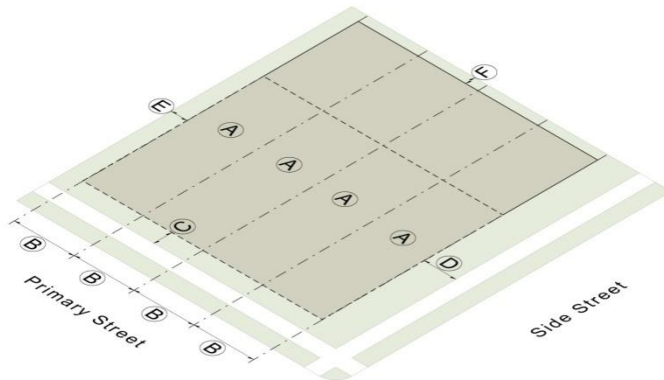


| FORM | CONVENTIONAL | | CLUSTER OPTION | | |
|-------------------------------------|--------------|---------|----------------|---------|--------|
| | S-RMX-2 | S-RM-3 | | | |
| | S-MX-2 | S-RMX-3 | | | |
| | S-CC-2 | S-MX-3 | S-RC-15 | S-RC-10 | S-RC-6 |
| Building Entrance | | | | | |
| (N) Street facing entrance required | yes | yes | yes | yes | yes |
| Building Elements Allowed* | | | | | |
| Gallery, awning | | | | | |
| Double gallery | | | | | |
| Porch, stoop | ■ | ■ | ■ | ■ | ■ |
| Balcony | ■ | ■ | ■ | ■ | ■ |

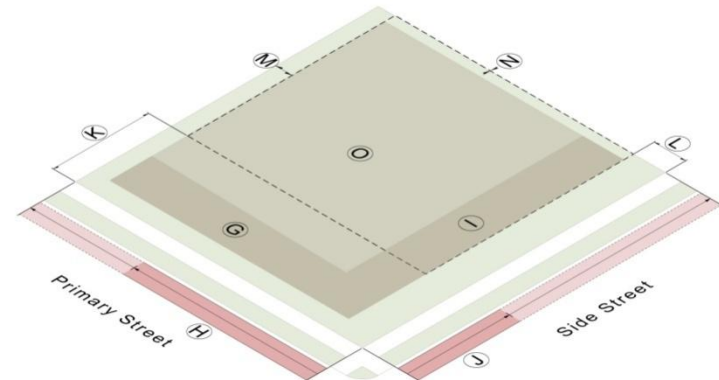
*See Sec. 9.4, Building Elements, for specific building element requirements

6.3.4 Row House

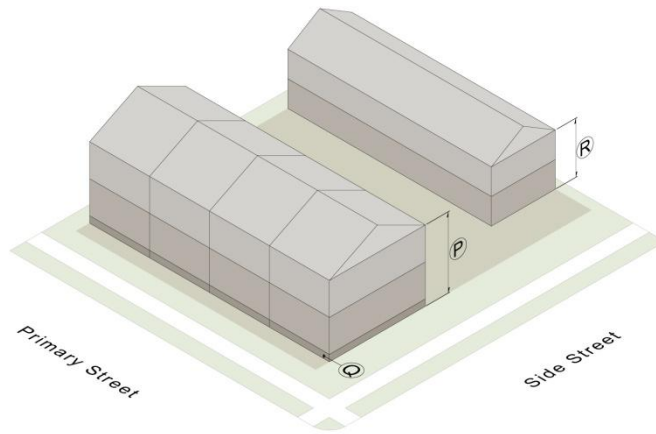
A building type with three or more attached dwelling units consolidated into a single structure. Each unit shares a common side wall. Units may be stacked vertically; however, no more than one unit is permitted above another unit. Each ground floor unit has its own external street facing entrance.



| SITE | | S-RMX-2 | S-RM-3 |
|-------------------|-----------------------------|-----------|-----------|
| | | S-MX-2 | S-RMX-3 |
| | | S-CC-2 | S-MX-3 |
| | | | |
| Lot | | | |
| Ⓐ | Area (min sf) | 1,500 | 1,500 |
| Ⓑ | Width (min) | 20' | 20' |
| Building Setbacks | | | |
| Ⓒ | Primary street (min) | 5' | 5' |
| Ⓓ | Side street (min) | 10' | 10' |
| Ⓔ | Side, interior (min) | 0' or 10' | 0' or 10' |
| Ⓕ | Rear, common lot line (min) | 15' | 15' |
| Ⓖ | Rear, alley (min) | 3' or 20' | 3' or 20' |



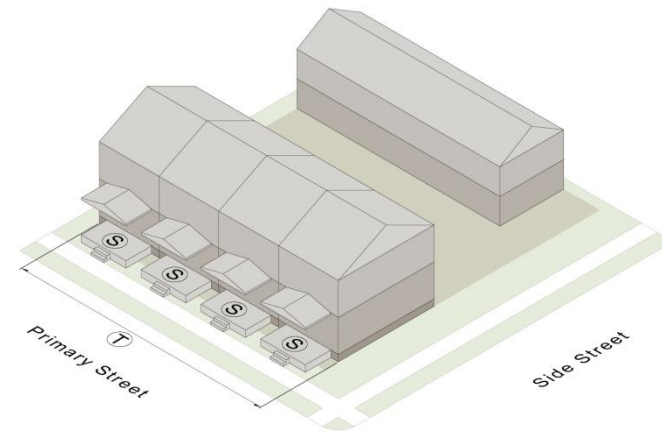
| PLACEMENT | S-RMX-2 | S-RM-3 |
|--|-----------|-----------|
| | S-MX-2 | S-RMX-3 |
| | S-CC-2 | S-MX-3 |
| | | |
| Build-to | | |
| (G) Primary street build-to (min/max) | 5' / 15' | 5' / 15' |
| (H) Building width in primary build-to (min) | 65% | 65% |
| (I) Side street build-to (min/max) | 10' / 20' | 10' / 20' |
| (J) Building width in side build-to (min) | 30% | 30% |
| Parking Location | | |
| (K) Primary street setback (min) | 30' | 30' |
| (L) Side street setback (min) | 10' | 10' |
| (M) Setback abutting a RC-, RS- district (min) | 5' | 5' |
| (M) Setback abutting any other district (min) | 0' or 5' | 0' or 5' |
| (N) Setback abutting alley (min) | 0' | 0' |
| Open Space | | |
| (O) Building coverage (max) | 75% | 75% |

**HEIGHT****Principal Structures**

| | S-RMX-2 S-MX-2 S-CC-2 | S-RM-3 S-RMX-3 S-MX-3 |
|--------------------------------|-----------------------------|-----------------------------|
| Ⓟ Stories (max) | 2 | 3 |
| Ⓟ Feet (max) | 24' | 35' |
| Ⓞ Ground story elevation (min) | 18" | 18" |

Accessory Structures

| | S-RMX-2 S-MX-2 S-CC-2 | S-RM-3 S-RMX-3 S-MX-3 |
|-----------------|-----------------------------|-----------------------------|
| Ⓡ Stories (max) | 2 | 2 |
| Ⓡ Feet (max) | 24' | 24' |

**FORM****Building Entrance**

| | S-RMX-2 S-MX-2 S-CC-2 | S-RM-3 S-RMX-3 S-MX-3 |
|-----------------------------------|-----------------------------|-----------------------------|
| Ⓢ Street facing entrance required | yes | yes |

Building Bulk

| | S-RMX-2 S-MX-2 S-CC-2 | S-RM-3 S-RMX-3 S-MX-3 |
|-------------------------|-----------------------------|-----------------------------|
| Ⓣ Building length (max) | 150' | 200' |

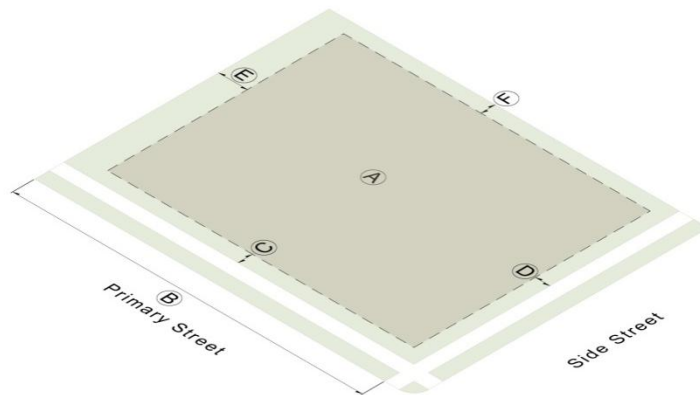
Building Elements Allowed*

| | | |
|-----------------|---|---|
| Gallery, awning | | |
| Double gallery | | |
| Porch, stoop | ■ | ■ |
| Balcony | ■ | ■ |

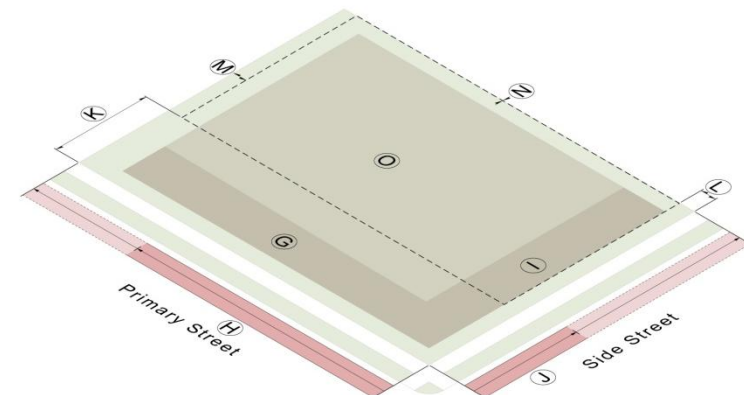
*See Sec. 9.4, Building Elements, for specific building element requirements

6.3.5 Apartment

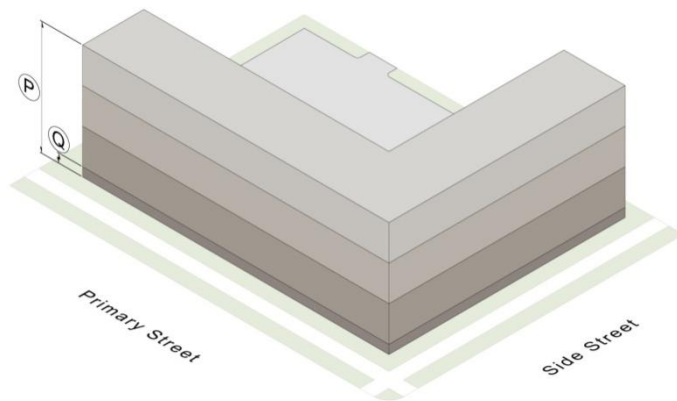
A building type containing five or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.



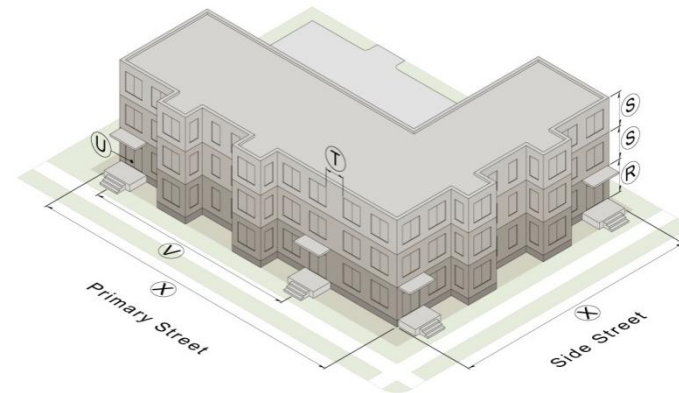
| SITE | S-RMX-2 | S-RM-3 |
|--|-----------|-----------|
| | S-MX-2 | S-RMX-3 |
| | S-CC-2 | S-MX-3 |
| | | |
| Lot | | |
| Ⓐ Area (min sf) | 8,000 | 8,000 |
| Ⓑ Width (min) | 50' | 50' |
| Building Setbacks | | |
| Ⓒ Primary street (min) | 15' | 15' |
| Ⓓ Side street (min) | 5' | 5' |
| Ⓔ Setback abutting a RC-, RS- district (min) | 20' | 20' |
| Ⓕ Setback abutting any other district (min) | 0' or 10' | 0' or 10' |
| Ⓖ Setback abutting alley (min) | 15' | 15' |



| PLACEMENT | S-RMX-2 | S-RM-3 |
|--|----------|----------|
| | S-MX-2 | S-RMX-3 |
| | S-CC-2 | S-MX-3 |
| | | |
| Build-to | | |
| Ⓒ Primary street build-to (min/max) | 5' / 15' | 5' / 15' |
| Ⓓ Building width in primary build-to (min) | 65% | 65% |
| Ⓔ Side street build-to (min/max) | 5' / 15' | 5' / 15' |
| Ⓕ Building width in side build-to (min) | 30% | 30% |
| Parking Location | | |
| Ⓖ Primary street setback (min) | 30' | 30' |
| Ⓓ Side street setback (min) | 5' | 5' |
| Ⓕ Setback abutting a RC-, RS- district (min) | 5' | 5' |
| Ⓖ Setback abutting any other district (min) | 0' or 5' | 0' or 5' |
| Ⓖ Setback abutting alley (min) | 0' | 0' |
| Open Space | | |
| Ⓖ Building coverage (max) | 60% | 60% |

**HEIGHT****Principal Structures**

| | S-RMX-2 S-MX-2 S-CC-2 | S-RM-3 S-RMX-3 S-MX-3 |
|--------------------------------|-----------------------------|-----------------------------|
| Ⓟ Stories (max) | 2 | 3 |
| Ⓟ Feet (max) | 24' | 35' |
| Ⓚ Ground story elevation (min) | 18" | 18" |

**FORM****Transparency**

| | S-RMX-2 S-MX-2 S-CC-2 | S-RM-3 S-RMX-3 S-MX-3 |
|-------------------------|-----------------------------|-----------------------------|
| Ⓡ Ground story (min) | 20% | 20% |
| Ⓢ Upper story (min) | 20% | 20% |
| Ⓣ Blank wall area (max) | 30' | 30' |

Building Entrance

| | | |
|-----------------------------------|------|------|
| Ⓤ Street facing entrance required | yes | yes |
| Ⓥ Entrance spacing | 100' | 100' |

Building Bulk

| | | |
|-------------------------|------|------|
| ⓧ Building length (max) | 125' | 200' |
|-------------------------|------|------|

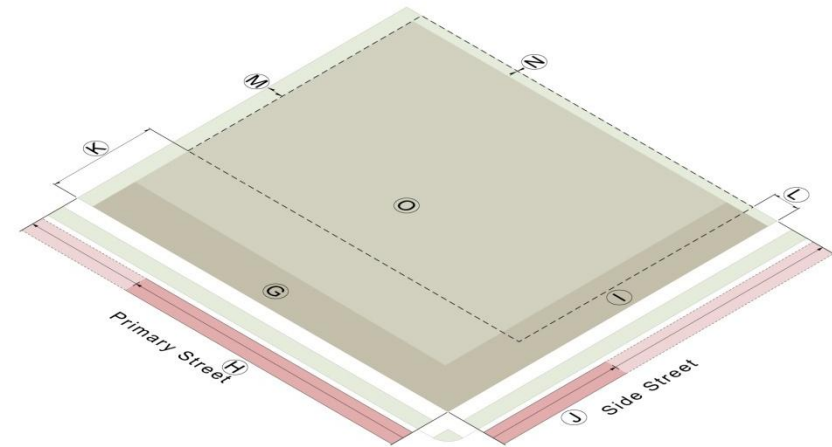
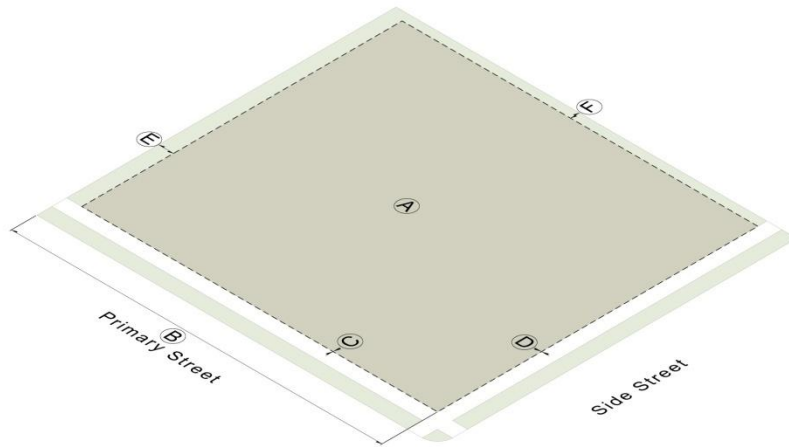
Building Elements Allowed*

| | | |
|-----------------|---|---|
| Gallery, awning | ■ | ■ |
| Double gallery | ■ | ■ |
| Porch, stoop | ■ | ■ |
| Balcony | ■ | ■ |

*See Sec. 9.4, Building Elements, for specific building element requirements

6.3.6 General

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

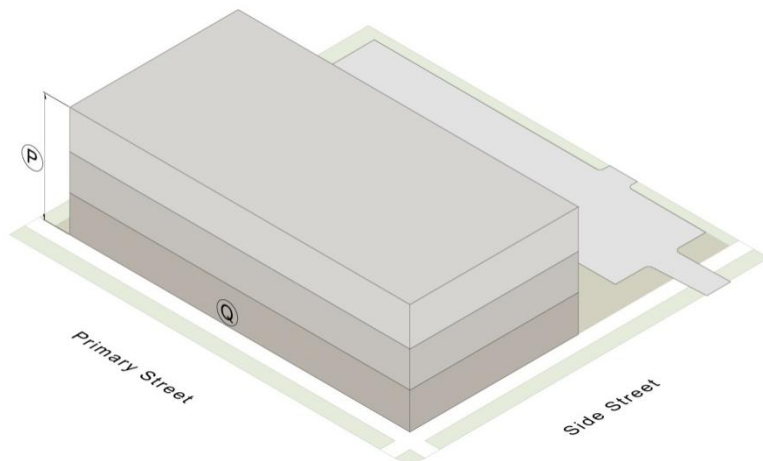


SITE

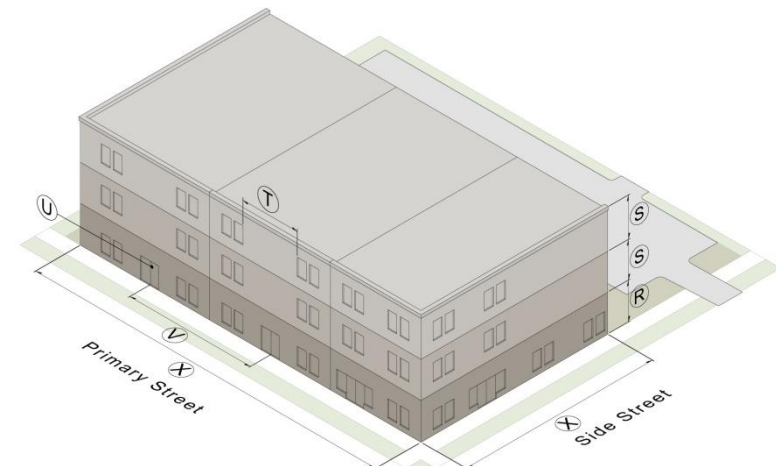
| | S-MX-2 | S-MX-3 | S-CC-2 | S-IL |
|--|----------|----------|----------|-------|
| Lot | | | | |
| (A) Area (min sf) | 7,500 | 7,500 | 7,500 | 7,500 |
| (B) Width (min) | 75' | 75' | 75' | 75' |
| Building Setbacks | | | | |
| (C) Primary street (min) | 0' | 0' | 0' | 0' |
| (D) Side street (min) | 0' | 0' | 0' | 0' |
| (E) Setback abutting a RC-, RS- district (min) | 15' | 15' | 15' | 20' |
| (E) Setback abutting any other district (min) | 0' or 5' | 0' or 5' | 0' or 5' | 10' |
| (F) Setback abutting alley (min) | 5' | 5' | 5' | 5' |

PLACEMENT

| | S-MX-2 | S-MX-3 | S-CC-2 | S-IL |
|--|----------|----------|----------|----------|
| Build-to | | | | |
| (G) Primary street build-to (min/max) | 0' / 15' | 0' / 15' | 0' / 80' | 0' / 80' |
| (H) Building width in primary build-to (min) | 65% | 65% | 60% | 60% |
| (I) Side street build-to (min/max) | 0' / 15' | 0' / 15' | 0' / 80' | 0' / 80' |
| (J) Building width in side build-to (min) | 30% | 30% | 30% | n/a |
| Parking Location | | | | |
| (K) Primary street setback (min) | 15' | 15' | 5' | 5' |
| (L) Side street setback (min) | 10' | 10' | 5' | 5' |
| (M) Setback abutting a RC-, RS- district (min) | 10' | 10' | 10' | 10' |
| (M) Setback abutting any other district (min) | 0' or 5' | 0' or 5' | 0' or 5' | 10' |
| (N) Setback abutting alley (min) | 0' | 0' | 0' | 0' |
| Open Space | | | | |
| (O) Building coverage (max) | 60% | 60% | 60% | 60% |

**HEIGHT**

| | S-MX-2 | S-MX-3 | S-CC-2 | S-IL |
|--------------------------------|--------|--------|--------|------|
| Principal Structures | | | | |
| Ⓟ Stories (max) | 2 | 3 | 3 | 3 |
| Ⓟ Feet (max) | 24' | 35' | 35' | 35' |
| Ⓚ Ground story elevation (min) | 0' | 0' | 0' | 0' |

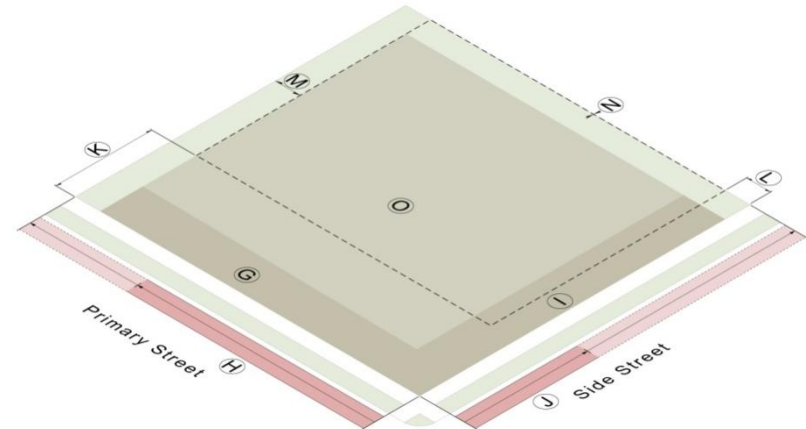
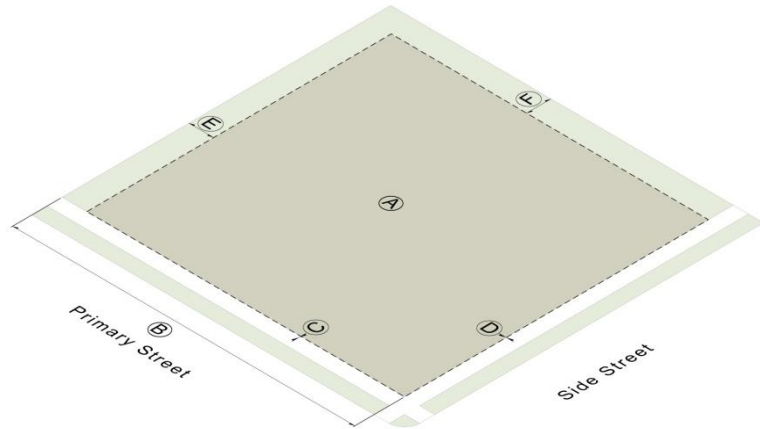
**FORM**

| | S-MX-2 | S-MX-3 | S-CC-2 | S-IL |
|-----------------------------------|--------|--------|--------|------|
| Transparency | | | | |
| Ⓜ Ground story (min) | 40% | 40% | 40% | 40% |
| Ⓢ Upper story (min) | 20% | 20% | 20% | 20% |
| Ⓣ Blank wall area (max) | 30' | 30' | 30' | 30' |
| Building Entrance | | | | |
| Ⓤ Street facing entrance required | yes | yes | yes | yes |
| Ⓥ Entrance spacing | 100' | 100' | 100' | 100' |
| Building Bulk | | | | |
| ⓧ Building length (max) | 125' | 200' | 200' | 250' |
| Building Elements Allowed* | | | | |
| Gallery, awning | | | | |
| Double gallery | | | | |
| Porch, stoop | ■ | ■ | ■ | ■ |
| Balcony | ■ | ■ | ■ | ■ |

*See Sec. 9.4, Building Elements, for specific building element requirements

6.3.7 Shopfront

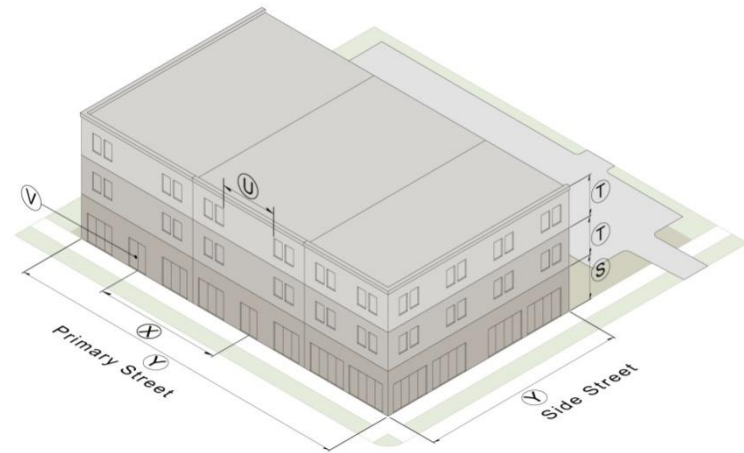
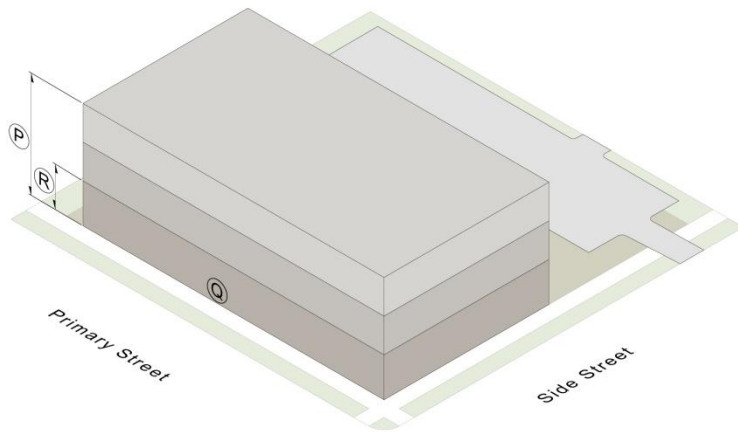
A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street-facing entrance spaced at regular intervals along the street edge.



| SITE | S-RMX-2 | S-RMX-3 | | | |
|---|----------|----------|----------|----------|----------|
| | S-MX-2 | S-MX-3 | S-MS-2 | S-MS-3 | S-CC-2 |
| Lot | | | | | |
| Ⓐ Area (min sf) | 7,500 | 7,500 | 3,500 | 3,500 | 7,500 |
| Ⓑ Width (min) | 75' | 75' | 35' | 35' | 75' |
| Building Setbacks | | | | | |
| Ⓒ Primary street (min) | 0' | 0' | 0' | 0' | 0' |
| Ⓓ Side street (min) | 0' | 0' | 0' | 0' | 0' |
| Ⓔ Setback abutting a RC-, RS-district (min) | 15' | 15' | 15' | 15' | 15' |
| Ⓔ Setback abutting any other district (min) | 0' or 5' | 0' or 5' | 0' or 5' | 0' or 5' | 0' or 5' |
| Ⓕ Setback abutting alley (min) | 5' | 5' | 5' | 5' | 5' |

PLACEMENT

| Build-to | | | | | | |
|------------------|--|----------|----------|----------|----------|----------|
| Ⓔ | Primary street build-to (min/max) | 0' / 10' | 0' / 10' | 0' / 5' | 0' / 5' | 0' / 80' |
| Ⓕ | Building width in primary build-to (min) | 65% | 65% | 85% | 85% | 65% |
| Ⓖ | Side street build-to (min/max) | 0' / 10' | 0' / 10' | 0' / 5' | 0' / 5' | 0' / 80' |
| Ⓗ | Building width in side build-to (min) | 30% | 30% | 40% | 40% | 30% |
| Parking Location | | | | | | |
| Ⓚ | Primary street setback (min) | 30' | 30' | 30' | 30' | 5' |
| Ⓛ | Side street setback (min) | 5' | 5' | 5' | 5' | 5' |
| Ⓜ | Setback abutting a RC-, RS- district (min) | 10' | 10' | 10' | 10' | 10' |
| Ⓜ | Setback abutting any other district (min) | 0' or 5' | 0' or 5' | 0' or 5' | 0' or 5' | 0' or 5' |
| Ⓝ | Setback abutting alley (min) | 0' | 0' | 0' | 0' | 0' |
| Open Space | | | | | | |
| Ⓞ | Building coverage (max) | 60% | 60% | 80% | 80% | 60% |



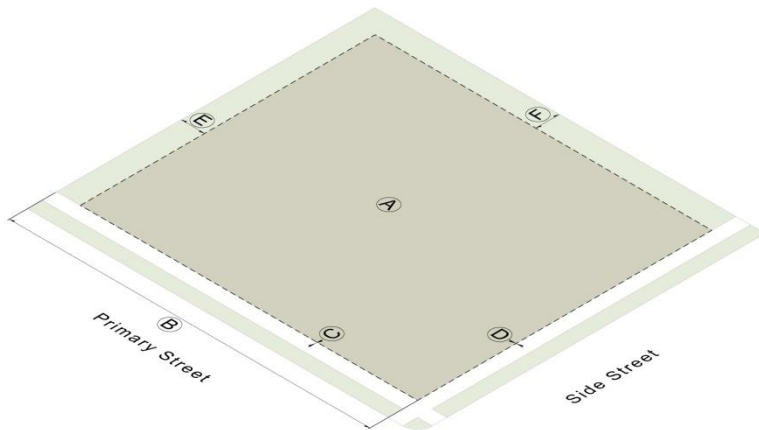
| HEIGHT | S-RMX-2 | | S-RMX-3 | | S-CC-2 |
|-----------------------------------|---------|--------|---------|--------|--------|
| | S-MX-2 | S-MX-3 | S-MS-2 | S-MS-3 | |
| Principal Structures | | | | | |
| Ⓘ Stories (max) | 2 | 3 | 2 | 3 | 3 |
| Ⓘ Feet (max) | 28' | 35' | 28' | 35' | 35' |
| Ⓚ Ground story elevation (min) | 0' | 0' | 0' | 0' | 0' |
| Ⓡ Ground story floor height (min) | 12' | 12' | 12' | 12' | 12' |

| FORM | S-RMX-2 | S-RMX-3 | S-MS-2 | S-MS-3 | S-CC-2 |
|-----------------------------------|---------|---------|--------|--------|--------|
| | S-MX-2 | S-MX-3 | | | |
| Transparency | | | | | |
| Ⓢ Ground story (min) | 65% | 65% | 65% | 65% | 65% |
| Ⓣ Upper story (min) | 20% | 20% | 20% | 20% | 20% |
| Ⓤ Blank wall area (max) | 30' | 30' | 20' | 20' | 30' |
| Building Entrance | | | | | |
| Ⓥ Street facing entrance required | yes | yes | yes | yes | yes |
| Ⓧ Entrance spacing | 75' | 100' | 75' | 100' | 100' |
| Building Bulk | | | | | |
| Ⓨ Building length (max) | 125' | 200' | 125' | 200' | 200' |
| Building Elements Allowed* | | | | | |
| Gallery, awning | ■ | ■ | ■ | ■ | ■ |
| Double gallery | ■ | ■ | ■ | ■ | ■ |
| Porch, stoop | | | | | |
| Balcony | ■ | ■ | ■ | ■ | ■ |

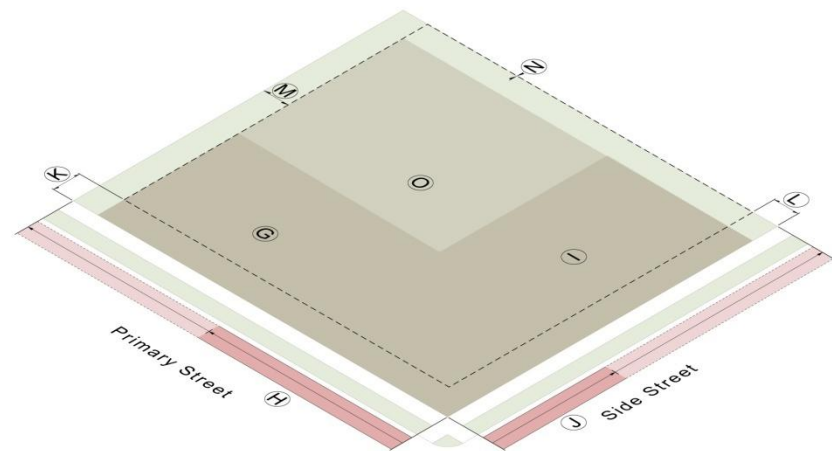
*See Sec. 9.4, Building Elements, for specific building element requirements

6.3.8 Workshop

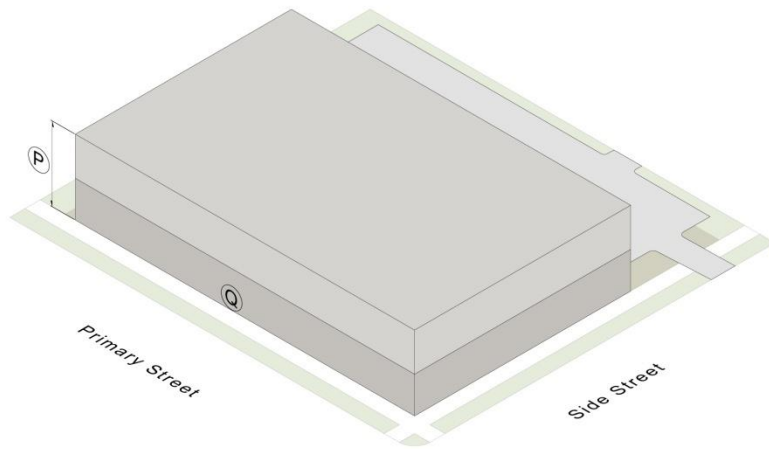
A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



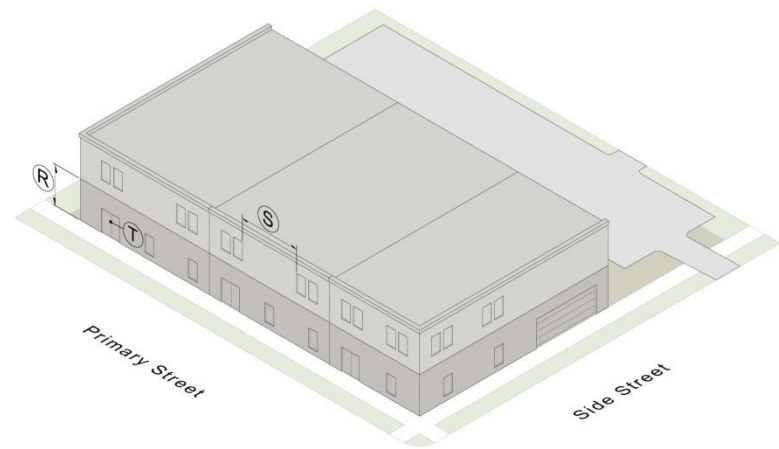
| SITE | S-CC-2 | S-IL |
|---|----------|----------|
| Lot | | |
| Ⓐ Area (min sf) | 7,500 | 7,500 |
| Ⓑ Width (min) | 75' | 75' |
| Building Setbacks | | |
| Ⓒ Primary street (min) | 0' | 0' |
| Ⓓ Side street (min) | 0' | 0' |
| Ⓔ Setback abutting a RC-, RS-district (min) | 15' | 15' |
| Ⓕ Setback abutting any other district (min) | 0' or 5' | 0' or 5' |
| Ⓖ Setback abutting alley (min) | 5' | 5' |



| PLACEMENT | S-CC-2 | S-IL |
|--|----------|-----------|
| Build-to | | |
| Ⓒ Primary street build-to (min/max) | 0' / 80' | 0' / 120' |
| Ⓓ Building width in primary build-to (min) | 50% | 50% |
| Ⓔ Side street build-to (min/max) | 0' / 80' | 0' / 120' |
| Ⓕ Building width in side build-to (min) | 30% | 30% |
| Parking Location | | |
| Ⓖ Primary street setback (min) | 5' | 5' |
| Ⓓ Side street setback (min) | 5' | 5' |
| Ⓖ Setback abutting a RC-, RS- district (min) | 10' | 10' |
| Ⓓ Setback abutting any other district (min) | 0' or 5' | 0' or 5' |
| Ⓖ Setback abutting alley (min) | 0' | 0' |
| Open Space | | |
| Ⓖ Building coverage (max) | 60% | 60% |

**HEIGHT****Principal Structures**

| | S-CC-2 | S-IL |
|--------------------------------|--------|------|
| Ⓟ Stories (max) | 2 | 3 |
| Ⓟ Feet (max) | 24' | 35' |
| Ⓚ Ground story elevation (min) | 0' | 0' |

**FORM****Transparency**

| | S-CC-2 | S-IL |
|-------------------------|--------|------|
| Ⓡ Ground story (min) | 30% | 20% |
| Ⓢ Blank wall area (max) | 50' | 100' |

Building Entrance

| | | |
|-----------------------------------|-----|-----|
| Ⓣ Street facing entrance required | yes | yes |
|-----------------------------------|-----|-----|

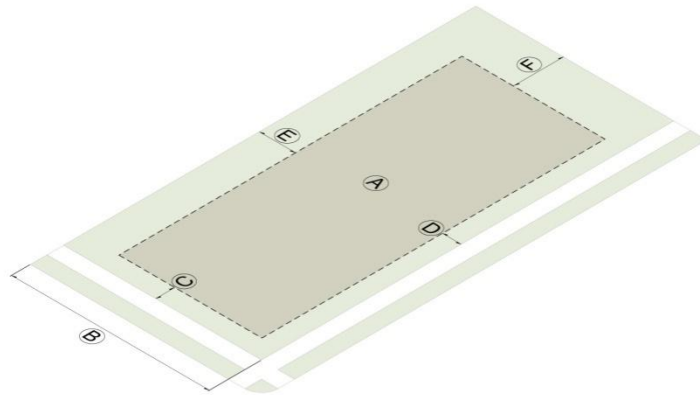
Building Elements Allowed*

| | | |
|-----------------|---|---|
| Gallery, awning | ■ | ■ |
| Double gallery | ■ | ■ |
| Porch, stoop | | |
| Balcony | ■ | ■ |

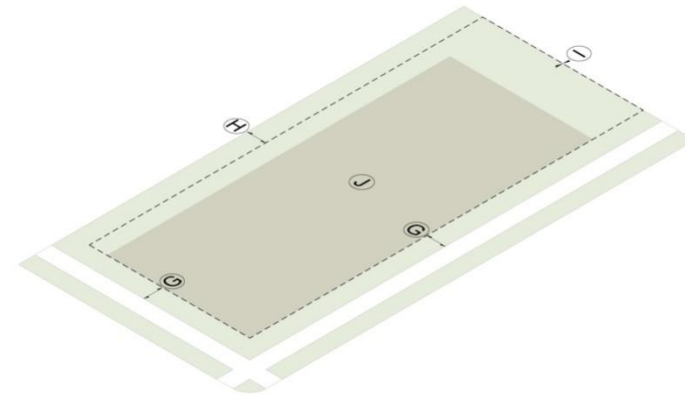
*See Sec. 9.4, Building Elements, for specific building element requirements

6.3.9 Civic

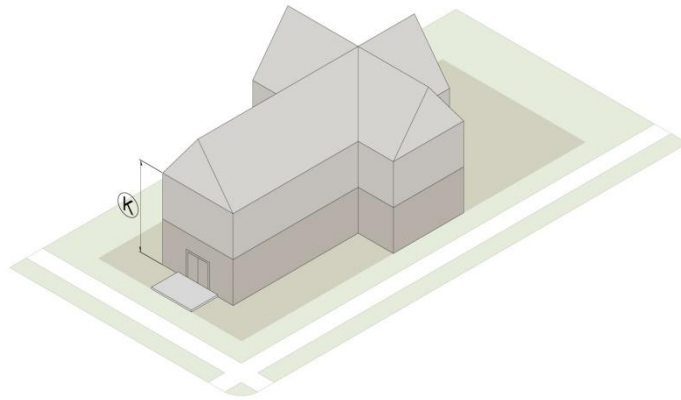
A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



| SITE | | All Districts |
|--------------------------|----------------------|---------------|
| Lot | | |
| Ⓐ | Area (min sf) | 7,500 |
| Ⓑ | Width (min) | 75' |
| Building Setbacks | | |
| Ⓒ | Front (min) | 5' |
| Ⓓ | Side, street (min) | 10' |
| Ⓔ | Side, interior (min) | 5' |
| Ⓕ | Rear (min) | 20' |



| PLACEMENT | | All Districts |
|-------------------------|--|---------------|
| Parking Location | | |
| Ⓖ | Street setback (min) | 5' |
| Ⓗ | Setback abutting a RC-, RS- district (min) | 10' |
| Ⓗ | Setback abutting any other district (min) | 0' or 5' |
| Ⓘ | Setback abutting alley (min) | 0' |
| Open Space | | |
| Ⓙ | Building coverage (max) | 60% |



HEIGHT & FORM

All Districts

Building Height

| | | |
|---|---------------|-----|
| Ⓚ | Stories (max) | 3 |
| Ⓚ | Feet (max) | 35' |

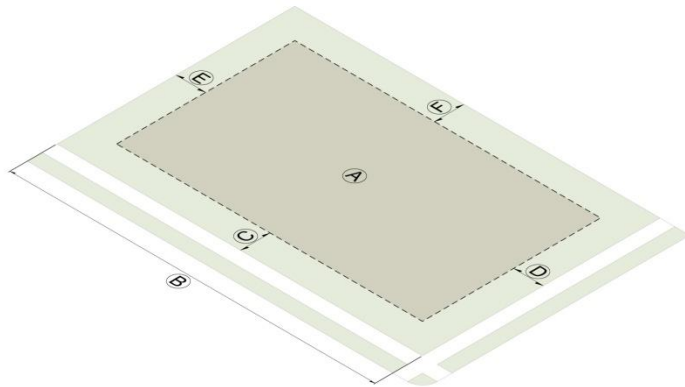
Building Elements Allowed*

| | |
|-----------------|---|
| Gallery, awning | ▪ |
| Double gallery | ▪ |
| Porch, stoop | ▪ |
| Balcony | ▪ |

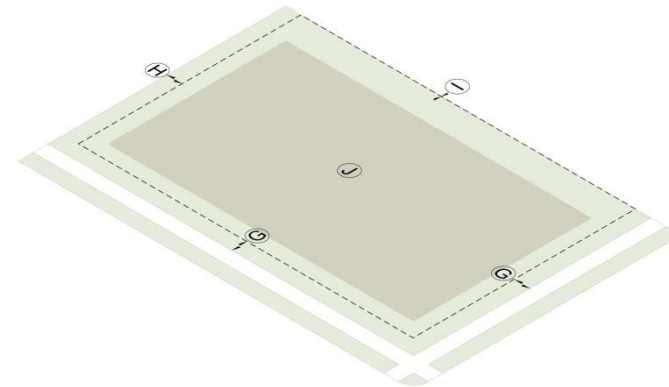
*See Sec. 9.4, Building Elements, for specific building element requirements

6.3.10 Open Lot

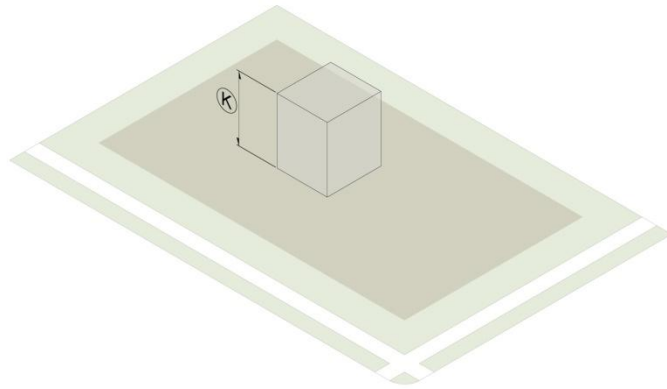
An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



| SITE | | All Districts |
|-------------------|----------------------|---------------|
| Lot | | |
| Ⓐ | Area (min sf) | 2,000 |
| Ⓑ | Width (min) | 20' |
| Building Setbacks | | |
| Ⓒ | Front (min) | 10' |
| Ⓓ | Side, street (min) | 10' |
| Ⓔ | Side, interior (min) | 10' |
| Ⓕ | Rear (min) | 10' |



| PLACEMENT | | All Districts |
|------------------|--|---------------|
| Parking Location | | |
| Ⓖ | Street setback (min) | 5' |
| Ⓗ | Setback abutting a RC-, RS- district (min) | 10' |
| Ⓗ | Setback abutting any other district (min) | 0' or 5' |
| Ⓘ | Setback abutting alley (min) | 0' |
| Open Space | | |
| Ⓙ | Building coverage (max) | 5% |

**HEIGHT & FORM**

All Districts

Building Height

| | | |
|---|---------------|-----|
| Ⓚ | Stories (max) | n/a |
| Ⓚ | Feet (max) | 35' |

SEC. 6.4 SPECIAL DEVELOPMENT STANDARDS

6.4.1 Residential Cluster

A. Intent

1. To encourage design innovation in suburban residential projects by allowing residential cluster developments in the Suburban Residential Cluster Districts.
2. The residential cluster allows additional building types, smaller lot sizes and provides a significant increase in gross area density, in exchange for meaningful open space. This allows more efficient layout of lots, streets, and utilities, promotes a mixture of housing types, and preserves the rural character of the area through the preservation of open space, agricultural, and recreation areas, and the protection of unique site features and scenic vistas.

B. Development Patterns

The Suburban Residential Cluster Districts allow for two development patterns.

1. Conventional Option

Under the conventional option no designated open space is required and the minimum residential lot size is two acres. The single-family house is the only building type allowed. See Sec. 6.3, Allowed Building Types.

2. Residential Cluster Option

Under the residential cluster option the applicant is required to designate a percentage of the residential cluster project as open space. In exchange the applicant is permitted additional density, additional building types, and smaller lot sizes. See Sec. 6.3, Allowed Building Types.

C. Open Space

In addition to the general open space standards of Sec. 12.5, Open Space, the following open space standards shall be met in all residential clusters.

1. Amount of Open Space

The amount of required open space for residential clusters is calculated as a percentage of the gross residential cluster project area. The required percentage is identified in the building type standards of Sec. 6.3, Allowed Building Types.

2. Open Space Allocation

In allocating land for required open space, the following hierarchy of primary and secondary open space shall be used.

a. Primary Open Space

The following are considered primary open space areas and shall be the first areas reserved as required open space.

- i. The 100-year floodplain;
- ii. Stream buffer areas required along each side of all perennial and intermittent streams;
- iii. Slopes above 25 percent of at least 5,000 square feet contiguous area;
- iv. Jurisdictional wetlands under federal law (Sec. 404) that meet the definition applied by the Army Corps of Engineers;
- v. Habitat for federally-listed endangered or threatened species;
- vi. Historic, archaeological and cultural sites, cemeteries and burial grounds;
- vii. Agricultural lands of at least 20 contiguous acres containing at least 25 percent prime farmland soils or other soils of statewide importance; and
- viii. Significant natural features and scenic view sheds such as ridge lines, hedge rows, field borders, meadows, fields, river and bayou views, natural woodlands that can be seen from

public roadways and serve to block the view of the residential cluster in whole or in part.

b. Secondary Open Space

The following are considered secondary open space areas and shall be included as required open space once the primary open space areas are exhausted.

- i. Individual existing healthy trees greater than 12 inches DBH;
- ii. Areas that connect the site to neighboring open space, trails or greenways; and
- iii. Soils with severe limitations for development due to drainage problems.

3. Configuration of Open Space

- a. The minimum width for any required open space is 50 feet. Exceptions may be granted for items such as trail easements, mid-block crossings, and linear parks, when their purpose meets the intent of this section.
- b. At least 60 percent of the required open space must be in a contiguous lot or site or series of lots and sites. For the purposes of this section, contiguous includes any open space bisected by a collector or local street, provided that:
 - i. A pedestrian crosswalk provides access to the open space on both sides of the street; and
 - ii. The right-of-way area is not included in the calculation of minimum open space required.
- c. Where feasible, the open space should adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.
- d. The required open space must be directly accessible to the largest practicable number of lots within the development. Non-adjoining

lots must be provided with safe, convenient access to the open space (i.e. mid-block connections in logical locations).

- e. No lot within the development can be further than a ¼-mile radius from the open space. This radius is measured in a straight line, without regard for street, sidewalk or trail connections to the open space.
- f. Access to the open space must be provided either by an abutting street or easement. Such easement may not be less than 20 feet wide.

4. Allowed Uses of Open Space

Uses of open space may include the following:

- a. Conservation areas for natural, archeological or historical resources;
- b. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
- c. Pedestrian or multipurpose trails;
- d. Passive recreation areas;
- e. Active recreation areas, provided that impervious area is limited to no more than 25 percent of the total open space (active recreation areas in excess of this impervious area limit must be located outside of the protected open space);
- f. Golf courses (excluding clubhouse areas and maintenance facilities), provided the area does not exceed 50 percent of the required open space, and further provided that impervious area is limited to no more than ten percent of the total open space;
- g. Above-ground utility rights-of-way, provided the area does not exceed 50 percent of the required open space;
- h. Water bodies, such as lakes and ponds, and floodways provided the total surface area does not exceed 50 percent of the required open space;

6.4.1 Residential Cluster

- i. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts;
- j. Landscaped stormwater management facilities;
- k. Easements for drainage, access and underground utility lines; and
- l. Other conservation-oriented uses compatible with the purposes of this development ordinance.

5. Prohibited Uses of Open Space

Required open space cannot be used for the following:

- a. Individual wastewater disposal systems (community systems may be permitted);
- b. Streets (except for street crossings as expressly provided above) and impervious parking areas;
- c. Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.

D. Approval

Residential cluster projects are required to go through the Major Subdivision process as outlined in 18.2.6, Subdivision.

ARTICLE 7. URBAN

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- 7.1.2 Zoning Districts..... 7-2
- 7.1.3 Building Type and Dimensions..... 7-2
- 7.1.4 Streets, Alley, and Block Patterns..... 7-2
- 7.1.5 Parking and Mobility Options 7-2

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- 7.2.2 Urban Residential Single-Family 3 (U-RS-3)..... 7-3
- 7.2.3 Urban Residential Multifamily (U-RM-3) 7-3
- 7.2.4 Urban Residential Mixed Use (U-RMX-2, -3) 7-3
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CROSS-REFERENCE GUIDE

| | |
|--------------------------------|------------|
| Rules For All Building Types | ARTICLE 9 |
| Uses Provisions | ARTICLE 10 |
| Overlay Districts | ARTICLE 11 |
| Subdivision Standards | ARTICLE 12 |
| Block and Cul-de-sac Standards | Sec. 12.2 |
| Street and Alley Standards | Sec. 12.3 |
| Utilities | Sec. 12.4 |
| Open Space | Sec. 12.5 |
| Parking and Access Management | ARTICLE 13 |
| Landscaping | ARTICLE 14 |
| Outdoor Lighting | ARTICLE 15 |
| Outdoor Storage and Display | ARTICLE 16 |
| Signs | ARTICLE 17 |
| Administration | ARTICLE 18 |
| Definitions | ARTICLE 19 |



SEC. 7.1 URBAN CONTEXT

7.1.1 General Character

The Urban context consists of a medium-density development with both residential and commercial uses typically located within a city or town. Residential buildings may include both single family detached and multifamily attached types such as row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes and is encouraged to be mixed use. There is moderate pedestrian, bike and transit activity.

7.1.2 Zoning Districts

The Urban context allows for a wide variety of residential, mixed use, and commercial districts at urban intensities. Special purpose districts include Community (U-CD) and Heavy Industrial (U-IH).

7.1.3 Building Type and Dimensions

Residential and commercial buildings are between one to three stories in height. Residential buildings are close to the street with small-scale yards defined either by low fences or hedges. Commercial buildings typically have either build-to requirements with parking at the rear and side of the building or front setbacks deep enough to allow for a mix of landscaping and limited

parking. Building coverage of the lot is relatively high for both residential and commercial uses.

7.1.4 Streets, Alley, and Block Patterns

Streets and rights-of-way are mid-sized in width. A regular pattern of walkable blocks are framed by a rectilinear grid of streets. Alleys and service drives are consistently present. Blocks include sidewalks, street trees, on-street and surface parking, and limited landscaping in the minimal front setbacks. Residential and commercial access is typically via an alley or shared service drive to a surface parking lot.

7.1.5 Parking and Mobility Options

Parking is provided on-street and on surface lots. Limited surface parking is permitted between the building and the street but primarily located to the side and rear of buildings. In street design, equal priority is given to pedestrians, bicyclists, and automobiles. There is access to multiple modes of transportation and frequent pedestrian activity.

SEC. 7.2 ZONING DISTRICTS

The following zoning district intent statements provide the purpose and general description for how each Urban context zoning district should be applied on the Official Zoning Map.

7.2.1 Urban Residential Single-Family 6 (U-RS-6)

The Urban Residential Single-Family 6 district is intended to accommodate single-family detached houses on individual lots. This district should be applied in areas where the land-use pattern is predominately single-family residential with a minimum lot size of 6,000 square feet or where such land use pattern is desired in the future.

7.2.2 Urban Residential Single-Family 3 (U-RS-3)

The Urban Residential Single-Family 3 district is intended to accommodate single-family detached houses on individual lots. This district should be applied in areas where the land-use pattern is predominately single-family residential with a minimum lot size of 3,000 square feet or where such land use pattern is desired in the future. Vehicular access is taken from a mandatory rear alley in the U-RS-3 district.

7.2.3 Urban Residential Multifamily (U-RM-3)

The Residential Multifamily district is intended to accommodate existing or proposed development where the land-use pattern is a mix of single-family, two-family and multifamily housing. The U-RM-3 district is not intended to provide for areas exclusively dominated by multifamily but provide for neighborhoods that successfully integrate single-family, two-family and multifamily together. The U-RM-3 district allows buildings up to 3 stories in height.

7.2.4 Urban Residential Mixed Use (U-RMX-2, -3)

A. The Urban Residential Mixed Use districts are intended to promote safe, active, and pedestrian-scaled, mixed use, diverse neighborhoods. The U-RMX districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering spaces. These districts are intended to accommodate both ground floor nonresidential and residential uses; however, upper stories are reserved

exclusively for residential uses. The U-RMX-2 district is typically embedded within a residential neighborhood.

B. Two U-RMX districts are permitted in the Urban context: U-RMX-2; and U-RMX-3. The U-RMX districts vary primarily on the maximum number of stories permitted within the district.

1. The U-RMX-2 district allows buildings with up to two stories in height.
2. The U-RMX-3 district allows buildings with up to three stories in height.

7.2.5 Urban Mixed Use (U-MX-2, -3)

A. The Urban Mixed Use districts are intended to promote safe, active, and pedestrian-scaled, diverse, mixed use, diverse neighborhoods. The U-MX districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering space. Where the Urban Main Street districts are applied to key corridors and retail streets within a neighborhood, the U-MX districts are intended for broader application at the neighborhood scale. Although buildings can be used exclusively for residential or nonresidential uses, the vertical mixing of uses (floor-to-floor) is strongly encouraged. The U-MX-2 district is typically embedded within a residential neighborhood.

B. Two U-MX districts are permitted in the Urban context: U-MX-2; and U-MX-3. The U-MX districts vary primarily on the maximum number of stories permitted within the district.

1. The U-MX-2 district allows buildings with up to two stories in height.
2. The U-MX-3 district allows buildings with up to three stories in height.

7.2.6 Urban Main Street (U-MS-3)

A. The Urban Main Street district is intended to promote safe, active, and pedestrian-scaled mixed use streets. The U-MS district is intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering space. This district is typically applied in a linear fashion along entire block faces. In all cases, the U-MS district should be applied where a higher degree of walkability and pedestrian

activity is desired. The U-MS-3 district allows buildings with up to three stories in height.

7.2.7 Urban Commercial Corridor (U-CC-2)

The Urban Commercial Corridor 2 district is intended to balance the need for safe, active, and pedestrian-scaled areas with the need for limited parking between the buildings and the street. Compared to the Urban Main Street districts, the U-CC-2 district is intended to address development opportunities along auto-dominated corridors where it is infeasible or impractical to require buildings to be built to the street edge. The U-CC-2 districts are intended to be located within convenient traveling distance from the multiple neighborhoods they are intended to serve. The U-CC-2 district allows buildings with up to two stories in height.

7.2.8 Urban Light Industrial (U-IL)

The Urban Light Industrial district is intended to accommodate light manufacturing, research and development, warehousing, wholesale and processing uses. The Urban Light Industrial district is intended to encourage originality and flexibility in design to ensure that the development is properly related to its site and to surrounding land uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.











7.2.9 Urban Community (U-CD)

The Urban Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. The U-CD district is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses.

7.2.10 Urban Heavy Industrial (U-IH)

The Urban Heavy Industrial district is intended to accommodate high-impact manufacturing and industrial uses, including extractive and waste-related uses, that by their nature create a nuisance, and which are not properly associated with or are compatible with nearby residential or commercial neighborhoods.

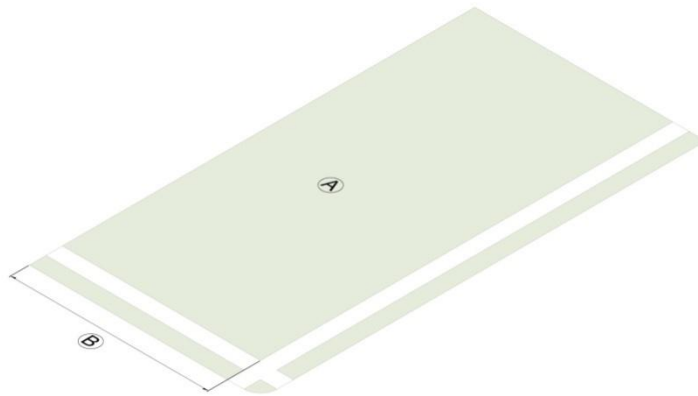
SEC. 7.3 ALLOWED BUILDING TYPES

| |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------|---|---|---|--|---|---|---|---|---|---|
| URBAN | Single-Family House | Attached House | Apartment House | Row House | Apartment | General | Shopfront | Workshop | Civic | Open Lot |
| Residential Districts | | | | | | | | | | |
| Single-Family-6 (U-RS-15) | ■ | □ | | | | | | | ■ | ■ |
| Single-Family-3 (U-RS-10) | ■ | ■ | | | | | | | ■ | ■ |
| Multifamily-3 (U-RM-3) | ■ | ■ | ■ | ■ | ■ | | | | ■ | ■ |
| Mixed Use Districts | | | | | | | | | | |
| Residential Mixed Use-2 (U-RMX-2) | | | ■ | ■ | ■ | | ■ | | ■ | ■ |
| Residential Mixed Use-3 (U-RMX-3) | | | ■ | ■ | ■ | | ■ | | ■ | ■ |
| Mixed Use-2 (U-MX-2) | | | ■ | ■ | ■ | ■ | ■ | | ■ | ■ |
| Mixed Use-3 (U-MX-3) | | | ■ | ■ | ■ | ■ | ■ | | ■ | ■ |
| Main Street-2 (U-MS-2) | | | | | | | ■ | | ■ | ■ |
| Commercial Districts | | | | | | | | | | |
| Commercial Corridor-2 (U-CC-2) | | | ■ | ■ | ■ | ■ | ■ | | ■ | ■ |
| Light Industrial (U-IL) | | | | | | ■ | | ■ | ■ | ■ |
| Special Purpose Districts | | | | | | | | | | |
| Community (U-CD) | | | | | | | | | ■ | ■ |
| Heavy Industrial (U-IH) | | | | | | ■ | | ■ | ■ | ■ |

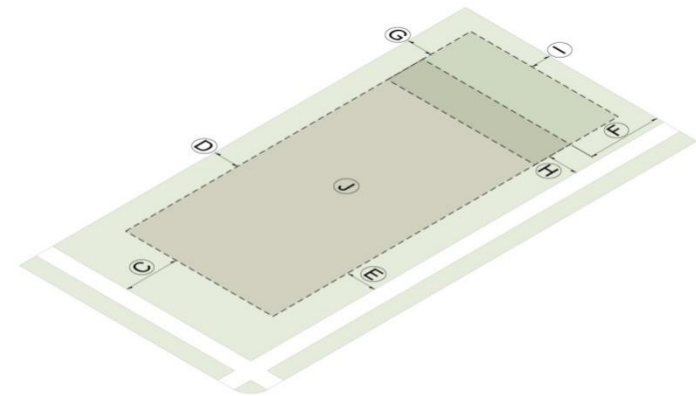
KEY: ■ Allowed by right □ Allowed by special use permit Blank cell = Not allowed

7.3.1 Single-Family House

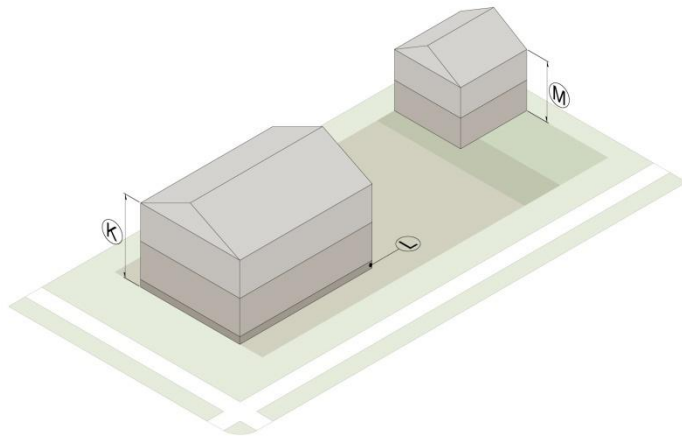
A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.



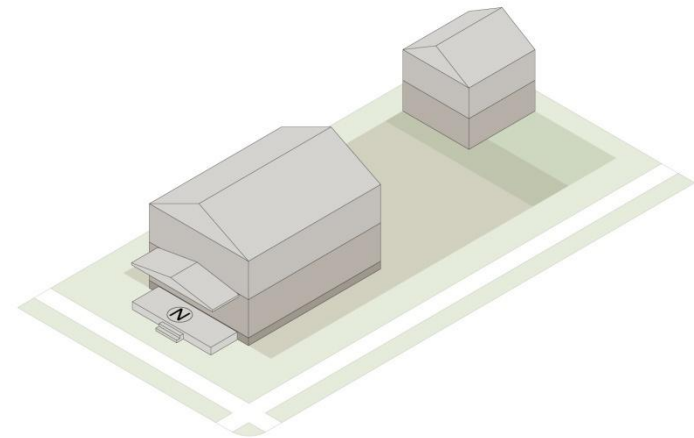
| SITE | | U-RS-6 | U-RS-3 | U-RM-3 |
|------|---------------|--------|--------|--------|
| Lot | | | | |
| (A) | Area (min sf) | 6,000 | 3,000 | 2,500 |
| (B) | Width (min) | 45' | 30' | 25' |



| PLACEMENT | | U-RS-6 | U-RS-3 | U-RM-3 |
|------------------------------|-----------------------------|-----------|-----------|-----------|
| Principal Structure Setbacks | | | | |
| (C) | Front (min) | 20' | 15' | 15' |
| (D) | Side, interior (min) | 5' | 3' | 3' |
| (E) | Side, street (min) | 10' | 10' | 10' |
| (F) | Rear (min) | 20' | 15' | 15' |
| Accessory Structure Setbacks | | | | |
| (G) | Side, interior (min) | 5' | 5' | 3' |
| (H) | Side, street (min) | 10' | 10' | 10' |
| (I) | Rear, common lot line (min) | 5' | 5' | 5' |
| (I) | Rear, alley (min) | 3' or 20' | 3' or 20' | 3' or 20' |
| Open Space | | | | |
| (J) | Building coverage (max) | 45% | 75% | 75% |

**HEIGHT**

| | U-RS-6 | U-RS-3 | U-RM-3 |
|----------------------------------|--------|--------|--------|
| Principal Structures | | | |
| (K) Stories (max) | 3 | 3 | 3 |
| (K) Feet (max) | 35' | 35' | 35' |
| (L) Ground story elevation (min) | 18" | 18" | 18" |
| Accessory Structures | | | |
| (M) Stories (max) | 2 | 2 | 2 |
| (M) Feet (max) | 24' | 24' | 24' |

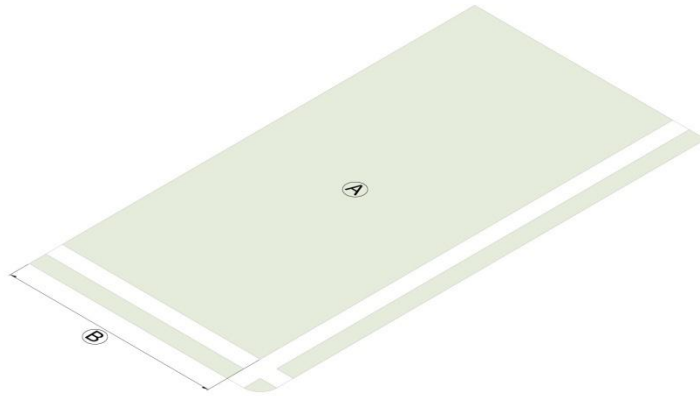
**FORM**

| | U-RS-6 | U-RS-3 | U-RM-3 |
|-------------------------------------|--------|--------|--------|
| Building Entrance | | | |
| (N) Street facing entrance required | yes | yes | yes |
| Building Elements Allowed* | | | |
| Gallery, awning | | | |
| Double gallery | | | |
| Porch, stoop | ■ | ■ | ■ |
| Balcony | ■ | ■ | ■ |

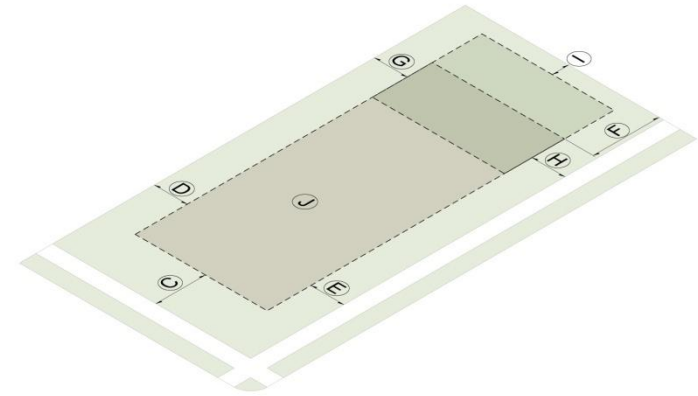
*See Sec. 9.4, Building Elements, for specific building element requirements

7.3.2 Attached House

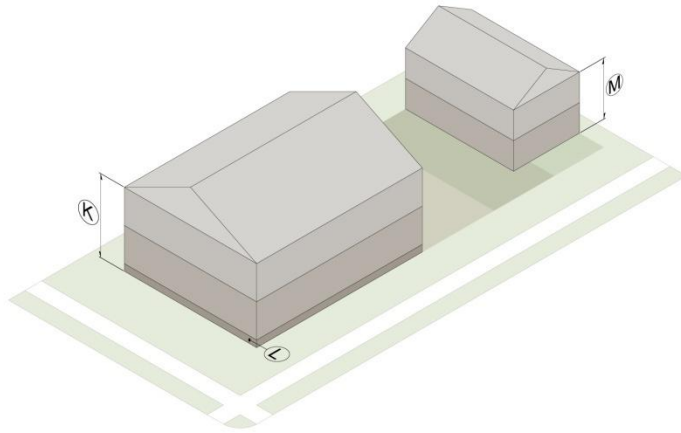
A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.



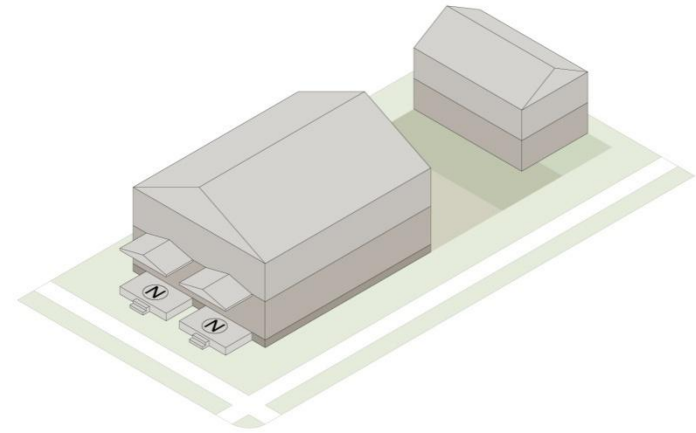
| SITE | | U-RS-6 | U-RS-3 | U-RM-3 |
|------|---------------|--------|--------|--------|
| Lot | | | | |
| Ⓐ | Area (min sf) | 7,000 | 5,000 | 5,000 |
| Ⓑ | Width (min) | 45' | 45' | 45' |



| PLACEMENT | | U-RS-6 | U-RS-3 | U-RM-3 |
|------------------------------|-----------------------------|-----------|-----------|-----------|
| Principal Structure Setbacks | | | | |
| Ⓒ | Front (min) | 15' | 15' | 15' |
| Ⓓ | Side, interior (min) | 5' | 5' | 5' |
| Ⓔ | Side, street (min) | 10' | 10' | 10' |
| Ⓕ | Rear (min) | 15' | 15' | 15' |
| Accessory Structure Setbacks | | | | |
| Ⓖ | Side, interior (min) | 5' | 5' | 5' |
| Ⓗ | Side, street (min) | 10' | 10' | 10' |
| Ⓘ | Rear, common lot line (min) | 5' | 5' | 5' |
| Ⓢ | Rear, alley (min) | 3' or 20' | 3' or 20' | 3' or 20' |
| Open Space | | | | |
| Ⓣ | Building coverage (max) | 60% | 60% | 60% |



| HEIGHT | | U-RS-6 | U-RS-3 | U-RM-3 |
|--------------------------------|--|---------------|---------------|---------------|
| Principal Structures | | | | |
| Ⓚ Stories (max) | | 3 | 3 | 3 |
| Ⓚ Feet (max) | | 35' | 35' | 35' |
| Ⓛ Ground story elevation (min) | | 18" | 18" | 18" |
| Accessory Structures | | | | |
| Ⓜ Stories (max) | | 2 | 2 | 2 |
| Ⓜ Feet (max) | | 24' | 24' | 24' |

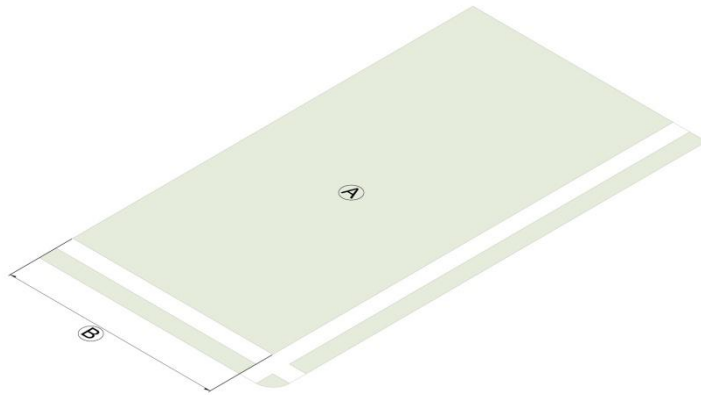


| FORM | | U-RS-6 | U-RS-3 | U-RM-3 |
|-----------------------------------|--|---------------|---------------|---------------|
| Building Entrance | | | | |
| Ⓝ Street facing entrance required | | yes | yes | yes |
| Building Elements Allowed* | | | | |
| Gallery, awning | | | | |
| Double gallery | | | | |
| Porch, stoop | | ■ | ■ | ■ |
| Balcony | | ■ | ■ | ■ |

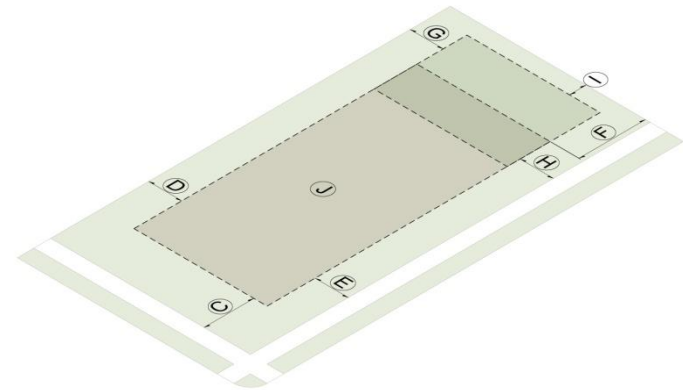
*See Sec. 9.4, Building Elements, for specific building element requirements

7.3.3 Apartment House

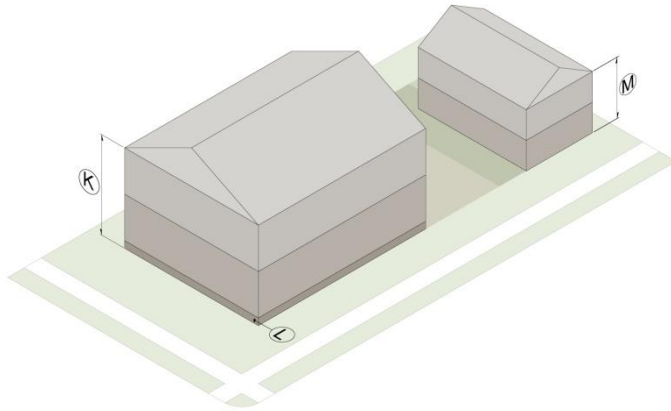
A building type with up to four attached dwelling units consolidated into a single structure on a single lot. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.



| SITE | U-RM-3 | | |
|-----------------|-------------------|-------------------|--------|
| | U-RMX-2 U-MX-2 | U-RMX-3 U-MX-3 | U-CC-2 |
| Lot | | | |
| Ⓐ Area (min sf) | 8,000 | 8,000 | 8,000 |
| Ⓑ Width (min) | 50' | 50' | 50' |



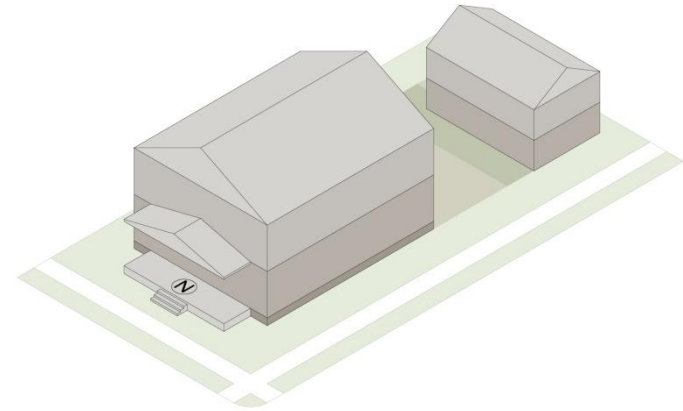
| PLACEMENT | U-RM-3 | | |
|-------------------------------------|-------------------|-------------------|-----------|
| | U-RMX-2 U-MX-2 | U-RMX-3 U-MX-3 | U-CC-2 |
| Principal Structure Setbacks | | | |
| Ⓒ Front (min) | 20' | 20' | 20' |
| Ⓓ Side, interior (min) | 5' | 5' | 5' |
| Ⓔ Side, street (min) | 10' | 10' | 10' |
| Ⓕ Rear (min) | 20' | 20' | 20' |
| Accessory Structure Setbacks | | | |
| Ⓖ Side, interior (min) | 5' | 5' | 5' |
| Ⓗ Side, street (min) | 10' | 10' | 10' |
| Ⓘ Rear, common lot line (min) | 5' | 5' | 5' |
| Ⓢ Rear, alley (min) | 3' or 20' | 3' or 20' | 3' or 20' |
| Open Space | | | |
| Ⓣ Building coverage (max) | 40% | 40% | 40% |

**HEIGHT****Principal Structures**

| | U-RMX-2 U-MX-2 | U-RM-3 U-RMX-3 U-MX-3 | U-CC-2 |
|--------------------------------|-------------------|-----------------------------|--------|
| Ⓚ Stories (max) | 2 | 3 | 2 |
| Ⓚ Feet (max) | 28' | 35' | 28' |
| Ⓛ Ground story elevation (min) | 18" | 18" | 18" |

Accessory Structures

| | | | |
|-----------------|-----|-----|-----|
| Ⓜ Stories (max) | 1 | 1 | 1 |
| Ⓜ Feet (max) | 18' | 18' | 18' |

**FORM****Building Entrance**

| | U-RMX-2 U-MX-2 | U-RM-3 U-RMX-3 U-MX-3 | U-CC-2 |
|-----------------------------------|-------------------|-----------------------------|--------|
| Ⓝ Street facing entrance required | yes | yes | yes |

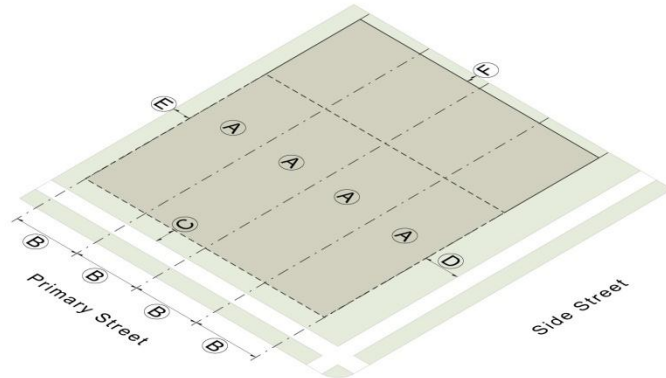
Building Elements Allowed*

| | | | |
|-----------------|---|---|---|
| Gallery, awning | | | |
| Double gallery | | | |
| Porch, stoop | ■ | ■ | ■ |
| Balcony | ■ | ■ | ■ |

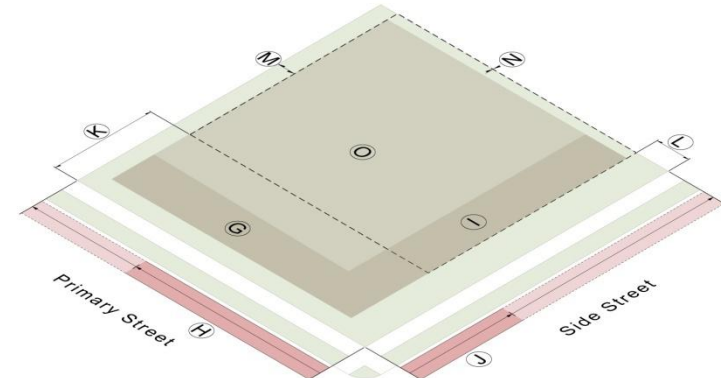
*See Sec. 9.4, Building Elements, for specific building element requirements

7.3.4 Row House

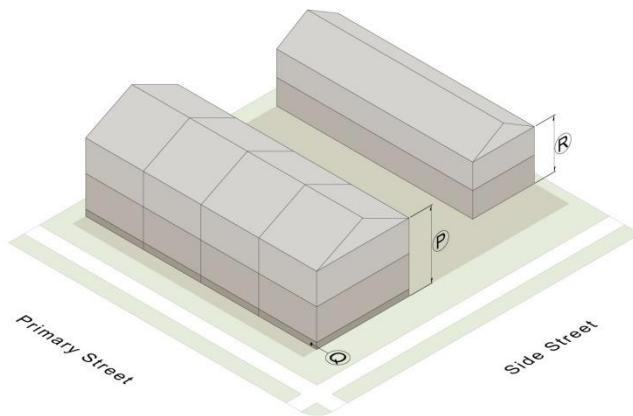
A building type with three or more attached dwelling units consolidated into a single structure. Each unit shares a common side wall. Units may be stacked vertically; however, no more than one unit is permitted above another unit. Each ground floor unit has its own external street facing entrance.



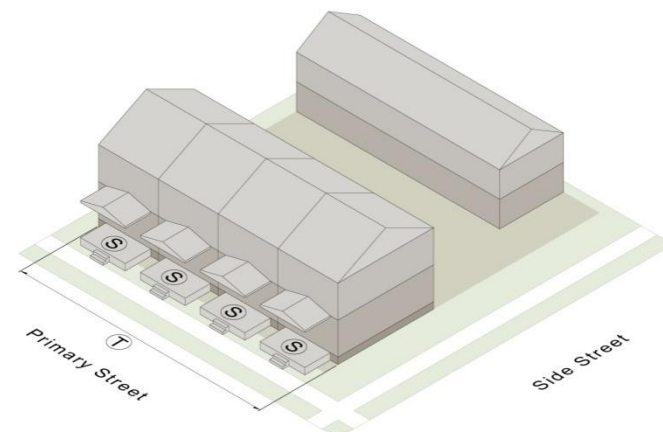
| SITE | U-RM-3 | | |
|-------------------------------|-------------------|-------------------|-----------|
| | U-RMX-2 U-MX-2 | U-RMX-3 U-MX-3 | U-CC-2 |
| Lot | | | |
| Ⓐ Area (min sf) | 1,400 | 1,400 | 1,400 |
| Ⓑ Width (min) | 18' | 18' | 18' |
| Building Setbacks | | | |
| Ⓒ Primary street (min) | 5' | 5' | 5' |
| Ⓓ Side street (min) | 10' | 10' | 10' |
| Ⓔ Side, interior (min) | 0' or 10' | 0' or 10' | 0' or 10' |
| Ⓕ Rear, common lot line (min) | 10' | 10' | 10' |
| Ⓖ Rear, alley (min) | 3' or 20' | 3' or 20' | 3' or 20' |



| PLACEMENT | U-RM-3 | | |
|--|-------------------|-------------------|-----------|
| | U-RMX-2 U-MX-2 | U-RMX-3 U-MX-3 | U-CC-2 |
| Build-to | | | |
| Ⓒ Primary street build-to (min/max) | 5' / 15' | 5' / 15' | 5' / 15' |
| Ⓓ Building width in primary build-to (min) | 75% | 75% | 75% |
| Ⓕ Side street build-to (min/max) | 10' / 20' | 10' / 20' | 10' / 20' |
| Ⓖ Building width in side build-to (min) | 50% | 50% | 50% |
| Parking Location | | | |
| Ⓕ Primary street setback (min) | 30' | 30' | 30' |
| Ⓖ Side street setback (min) | 10' | 10' | 10' |
| Ⓖ Setback abutting a RC-, RS- district (min) | 5' | 5' | 5' |
| Ⓖ Setback abutting any other district (min) | 0' or 5' | 0' or 5' | 0' or 5' |
| Ⓖ Setback abutting alley (min) | 0' | 0' | 0' |
| Open Space | | | |
| Ⓖ Building coverage (max) | 80% | 80% | 80% |



| | U-RMX-2 U-MX-2 | U-RM-3 U-RMX-3 U-MX-3 | U-CC-2 |
|--------------------------------|-------------------|-----------------------------|--------|
| HEIGHT | | | |
| Principal Structures | | | |
| Ⓟ Stories (max) | 2 | 3 | 3 |
| Ⓟ Feet (max) | 28' | 35' | 35' |
| Ⓠ Ground story elevation (min) | 18" | 18" | 18" |
| Accessory Structures | | | |
| Ⓡ Stories (max) | 1 | 2 | 1 |
| Ⓡ Feet (max) | 18' | 35' | 18' |

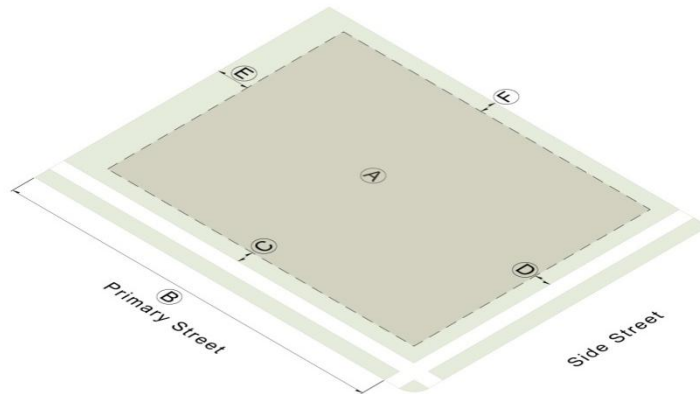


| | U-RMX-2 U-MX-2 | U-RM-3 U-RMX-3 U-MX-3 | U-CC-2 |
|-----------------------------------|-------------------|-----------------------------|--------|
| FORM | | | |
| Building Entrance | | | |
| Ⓢ Street facing entrance required | yes | yes | yes |
| Building Bulk | | | |
| Ⓣ Building length (max) | 150' | 200' | 200' |
| Building Elements Allowed* | | | |
| Gallery, awning | | | |
| Double gallery | | | |
| Porch, stoop | ■ | ■ | ■ |
| Balcony | ■ | ■ | ■ |

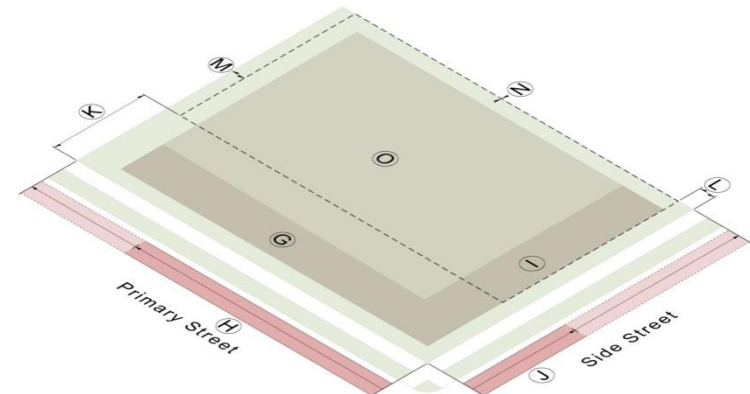
*See Sec. 9.4, Building Elements, for specific building element requirements

7.3.5 Apartment

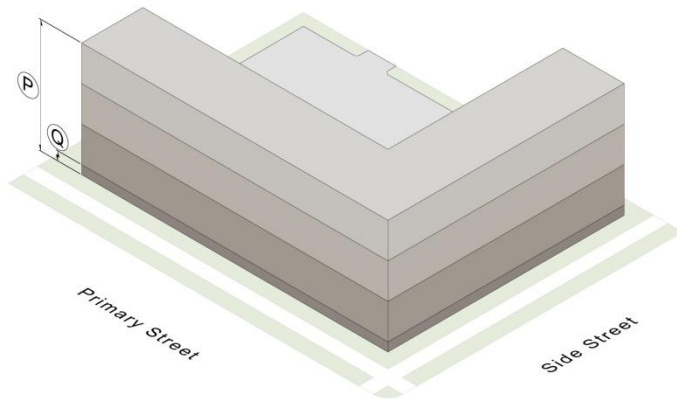
A building type containing five or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.



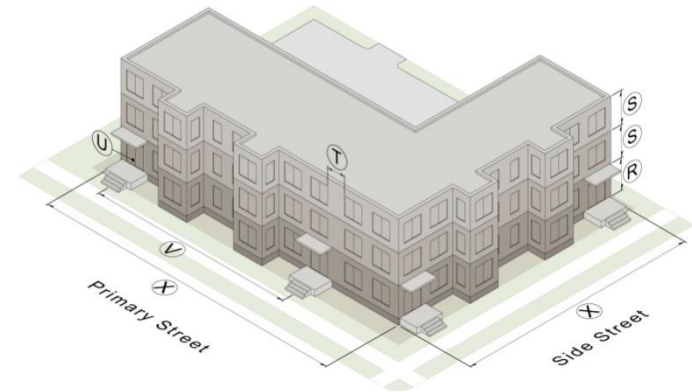
| SITE | U-RM-3 | | |
|---|-------------------|-------------------|----------|
| | U-RMX-2 U-MX-2 | U-RMX-3 U-MX-3 | U-CC-2 |
| Lot | | | |
| Ⓐ Area (min sf) | 8,000 | 8,000 | 8,000 |
| Ⓑ Width (min) | 50' | 50' | 50' |
| Building Setbacks | | | |
| Ⓒ Primary street (min) | 5' | 5' | 5' |
| Ⓓ Side street (min) | 5' | 5' | 5' |
| Ⓔ Setback abutting a RC-, RS-district (min) | 15' | 15' | 15' |
| Ⓕ Setback abutting any other district (min) | 0' or 5' | 0' or 5' | 0' or 5' |
| Ⓖ Setback abutting alley (min) | 5' | 5' | 5' |



| PLACEMENT | U-RM-3 | | |
|--|-------------------|-------------------|----------|
| | U-RMX-2 U-MX-2 | U-RMX-3 U-MX-3 | U-CC-2 |
| Build-to | | | |
| Ⓒ Primary street build-to (min/max) | 5' / 15' | 5' / 15' | 5' / 80' |
| Ⓓ Building width in primary build-to (min) | 75% | 75% | 75% |
| Ⓔ Side street build-to (min/max) | 5' / 15' | 5' / 15' | 5' / 60' |
| Ⓖ Building width in side build-to (min) | 50% | 50% | 50% |
| Parking Location | | | |
| Ⓕ Primary street setback (min) | 30' | 30' | 5' |
| Ⓖ Side street setback (min) | 5' | 5' | 5' |
| Ⓖ Setback abutting a RC-, RS- district (min) | 10' | 10' | 10' |
| Ⓖ Setback abutting any other district (min) | 0' or 5' | 0' or 5' | 0' or 5' |
| Ⓖ Setback abutting alley (min) | 0' | 0' | 0' |
| Open Space | | | |
| Ⓖ Building coverage (max) | 65% | 65% | 65% |



| Height | | U-RMX-2 | U-RM-3 U-RMX-3 | |
|--------|------------------------------|---------|-------------------|--------|
| | | U-MX-2 | U-MX-3 | U-CC-2 |
| | Building Height | | | |
| (P) | Stories (max) | 2 | 3 | 2 |
| (P) | Feet (max) | 28' | 35' | 28' |
| (Q) | Ground story elevation (min) | 18" | 18" | 18" |

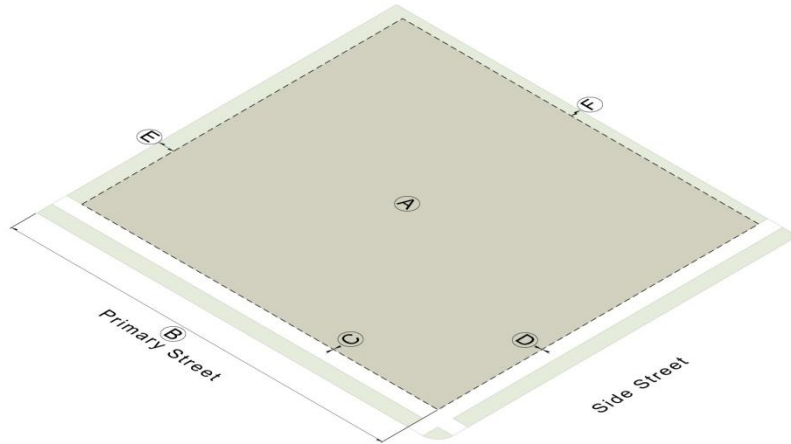


| FORM | U-RMX-2 | U-RM-3 | |
|-----------------------------------|---------|--------|--------|
| | U-MX-2 | U-MX-3 | U-CC-2 |
| Transparency | | | |
| Ⓡ Ground story (min) | 30% | 30% | 30% |
| Ⓢ Upper story (min) | 20% | 20% | 20% |
| Ⓣ Blank wall area (max) | 30' | 30' | 30' |
| Building Entrance | | | |
| Ⓤ Street facing entrance required | yes | yes | yes |
| Ⓥ Entrance spacing | 100' | 100' | 100' |
| Building Bulk | | | |
| ⓧ Building length (max) | 125' | 150' | 200' |
| Building Elements Allowed* | | | |
| Gallery, awning | ■ | ■ | ■ |
| Double gallery | ■ | ■ | ■ |
| Porch, stoop | ■ | ■ | ■ |
| Balcony | ■ | ■ | ■ |

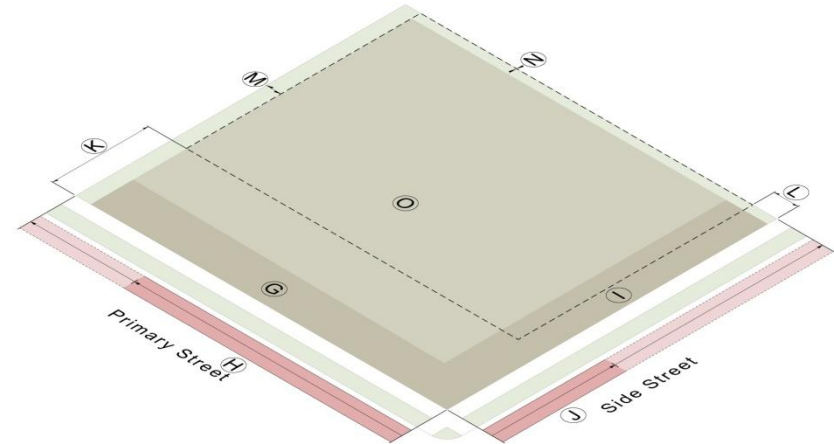
*See Sec. 9.4, Building Elements, for specific building element requirements

7.3.6 General

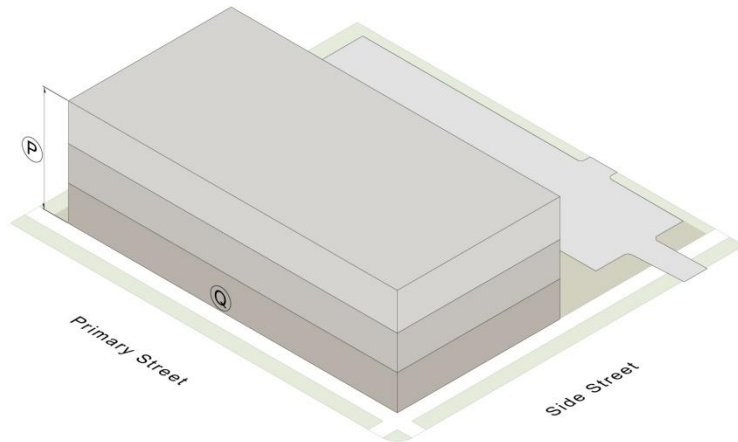
A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



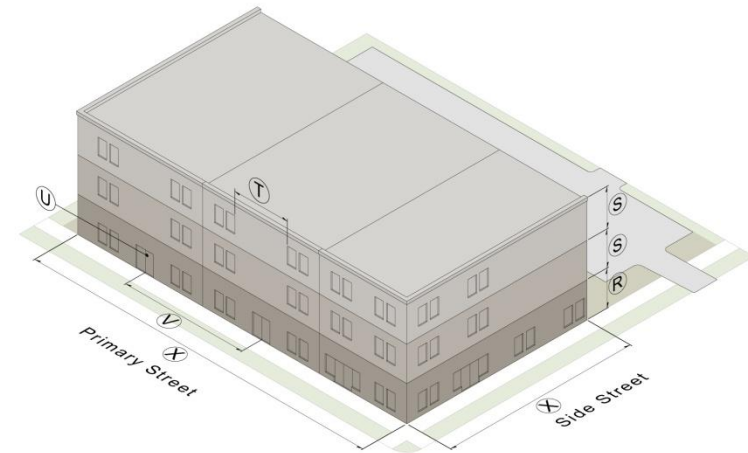
| SITE | U-MX-2 | U-MX-3 | U-CC-2 | U-IL | U-IH |
|---|----------|----------|----------|-------|--------|
| Lot | | | | | |
| (A) Area (min sf) | 6,500 | 6,500 | 6,500 | 6,500 | 10,000 |
| (B) Width (min) | 65' | 65' | 65' | 65' | 80' |
| Building Setbacks | | | | | |
| (C) Primary street (min) | 0' | 0' | 0' | 0' | 0' |
| (D) Side street (min) | 0' | 0' | 0' | 0' | 0' |
| (E) Setback abutting a RC-, RS-district (min) | 15' | 15' | 15' | 20' | 20' |
| (E) Setback abutting any other district (min) | 0' or 5' | 0' or 5' | 0' or 5' | 10' | 10' |
| (F) Setback abutting alley (min) | 5' | 5' | 5' | 5' | 5' |



| PLACEMENT | U-MX-2 | U-MX-3 | U-CC-2 | U-IL | U-IH |
|--|----------|----------|----------|----------|----------|
| Build-to | | | | | |
| (G) Primary street build-to (min/max) | 0' / 15' | 0' / 15' | 0' / 80' | 0' / 80' | 0' / 80' |
| (H) Building width in primary build-to (min) | 65% | 65% | 60% | 60% | 60% |
| (I) Side street build-to (min/max) | 0' / 15' | 0' / 15' | 0' / 80' | 0' / 80' | 0' / 80' |
| (J) Building width in side build-to (min) | 30% | 30% | 30% | n/a | n/a |
| Parking Location | | | | | |
| (K) Primary street setback (min) | 30' | 30' | 5' | 5' | 5' |
| (L) Side street setback (min) | 5' | 5' | 5' | 5' | 5' |
| (M) Setback abutting a RC-, RS- district (min) | 10' | 10' | 10' | 10' | 10' |
| (M) Setback abutting any other district (min) | 0' or 5' | 0' or 5' | 0' or 5' | 10' | 10' |
| (N) Setback abutting alley (min) | 0' | 0' | 0' | 0' | 0' |
| Open Space | | | | | |
| (O) Building coverage (max) | 60% | 60% | 60% | 50% | 50% |

**HEIGHT**

| | U-MX-2 | U-MX-3 | U-CC-2 | U-IL | U-IH |
|--------------------------------|--------|--------|--------|------|------|
| Principal Structures | | | | | |
| Ⓟ Stories (max) | 2 | 2 | 2 | 3 | 3 |
| Ⓟ Feet (max) | 28' | 28' | 28' | 35' | 35' |
| Ⓚ Ground story elevation (min) | 0' | 0' | 0' | 0' | 0' |

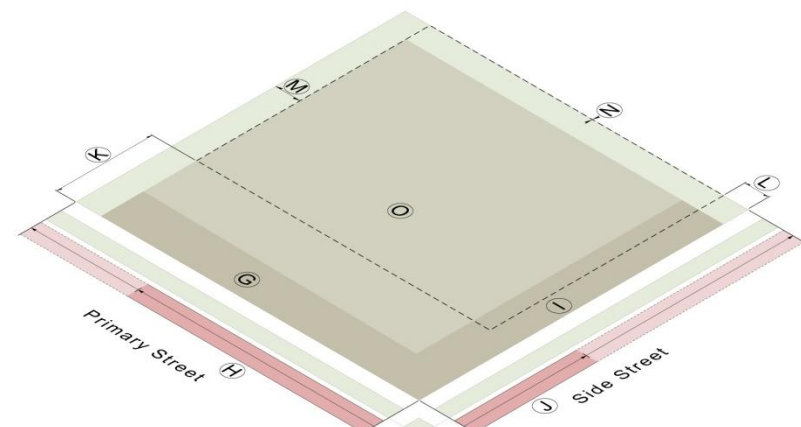
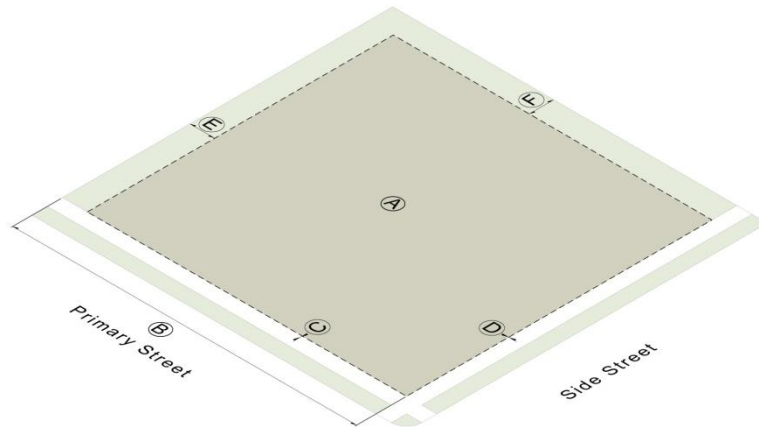
**FORM**

| | U-MX-2 | U-MX-3 | U-CC-2 | U-IL | U-IH |
|-----------------------------------|--------|--------|--------|------|------|
| Transparency | | | | | |
| Ⓡ Ground story (min) | 40% | 40% | 40% | 30% | 20% |
| Ⓢ Upper story (min) | 20% | 20% | 20% | 20% | 20% |
| Ⓣ Blank wall area (max) | 30' | 30' | 30' | 30' | 50' |
| Building Entrance | | | | | |
| Ⓤ Street facing entrance required | yes | yes | yes | yes | yes |
| Ⓥ Entrance spacing | 100' | 100' | 100' | 100' | 100' |
| Building Bulk | | | | | |
| ⓧ Building length (max) | 125' | 200' | 200' | 300' | n/a |
| Building Elements Allowed* | | | | | |
| Gallery, awning | ■ | ■ | ■ | ■ | ■ |
| Double gallery | ■ | ■ | ■ | ■ | ■ |
| Porch, stoop | | | | | |
| Balcony | ■ | ■ | ■ | ■ | ■ |

*See Sec. 9.4, Building Elements, for specific building element requirements

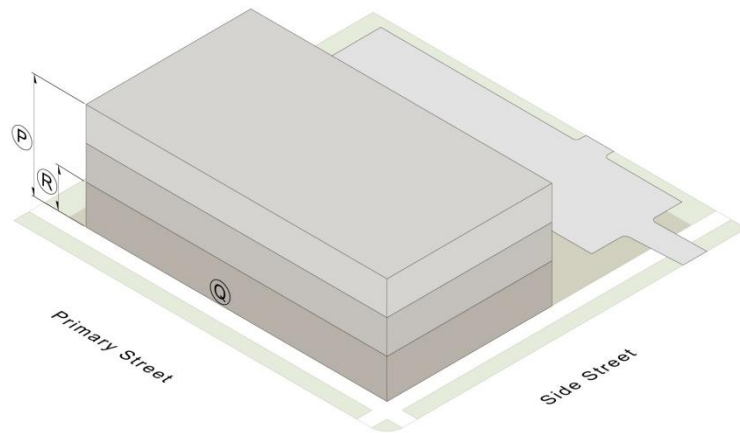
7.3.7 Shopfront

A building type intended primarily for ground floor retail and upper-story residential or offices uses. Large storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Each ground floor unit has a street facing entrance spaced at regular intervals along the street edge.

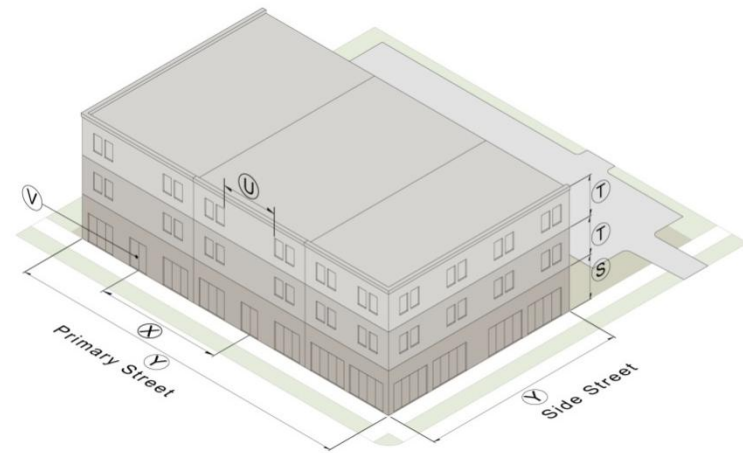


| SITE | U-RMX-2 | U-RMX-3 | | |
|--|----------|----------|----------|----------|
| | U-MX-2 | U-MX-3 | U-MS-3 | U-CC-2 |
| Lot | | | | |
| (A) Area (min sf) | 6,500 | 6,500 | 2,500 | 6,500 |
| (B) Width (min) | 65' | 65' | 25' | 65' |
| Building Setbacks | | | | |
| (C) Primary street (min) | 0' | 0' | 0' | 0' |
| (D) Side street (min) | 0' | 0' | 0' | 0' |
| (E) Setback abutting a RC-, RS- district (min) | 15' | 15' | 15' | 15' |
| (E) Setback abutting any other district (min) | 0' or 5' | 0' or 5' | 0' or 5' | 0' or 5' |
| (F) Setback abutting alley (min) | 5' | 5' | 5' | 5' |

| PLACEMENT | U-RMX-2 | U-RMX-3 | | |
|--|----------|----------|----------|----------|
| | U-MX-2 | U-MX-3 | U-MS-3 | U-CC-2 |
| Build-to | | | | |
| (G) Primary street build-to (min/max) | 0' / 10' | 0' / 10' | 0' / 5' | 0' / 80' |
| (H) Building width in primary build-to (min) | 65% | 65% | 85% | 65% |
| (I) Side street build-to (min/max) | 0' / 10' | 0' / 10' | 0' / 5' | 0' / 80' |
| (J) Building width in side build-to (min) | 30% | 30% | 40% | 30% |
| Parking Location | | | | |
| (K) Primary street setback (min) | 30' | 30' | 30' | 5' |
| (L) Side street setback (min) | 5' | 5' | 5' | 5' |
| (M) Setback abutting a RC-, RS- district (min) | 10' | 10' | 10' | 10' |
| (M) Setback abutting any other district (min) | 0' or 5' | 0' or 5' | 0' or 5' | 0' or 5' |
| (N) Setback abutting alley (min) | 0' | 0' | 0' | 0' |
| Open Space | | | | |
| (O) Building coverage (max) | 70% | 70% | 85% | 70% |

**HEIGHT****Principal Structures**

| | U-RMX-2 U-MX-2 | U-RMX-3 U-MX-3 | U-MS-3 | U-CC-2 |
|-------------------------------------|-------------------|-------------------|--------|--------|
| (P) Stories (max) | 2 | 3 | 3 | 2 |
| (P) Feet (max) | 28' | 35' | 35' | 28' |
| (Q) Ground story elevation (min) | 0' | 0' | 0' | 0' |
| (R) Ground story floor height (min) | 12' | 12' | 12' | 12' |

**FORM****Transparency**

| | U-RMX-2 U-MX-2 | U-RMX-3 U-MX-3 | U-MS-3 | U-CC-2 |
|---------------------------|-------------------|-------------------|--------|--------|
| (S) Ground story (min) | 65% | 65% | 65% | 65% |
| (T) Upper story (min) | 20% | 20% | 20% | 20% |
| (U) Blank wall area (max) | 30' | 30' | 20' | 30' |

Building Entrance

| | | | | |
|-------------------------------------|-----|-----|-----|------|
| (V) Street facing entrance required | yes | yes | yes | yes |
| (X) Entrance spacing | 75' | 75' | 75' | 100' |

Building Bulk

| | | | | |
|---------------------------|------|------|------|------|
| (Y) Building length (max) | 125' | 150' | 125' | 300' |
|---------------------------|------|------|------|------|

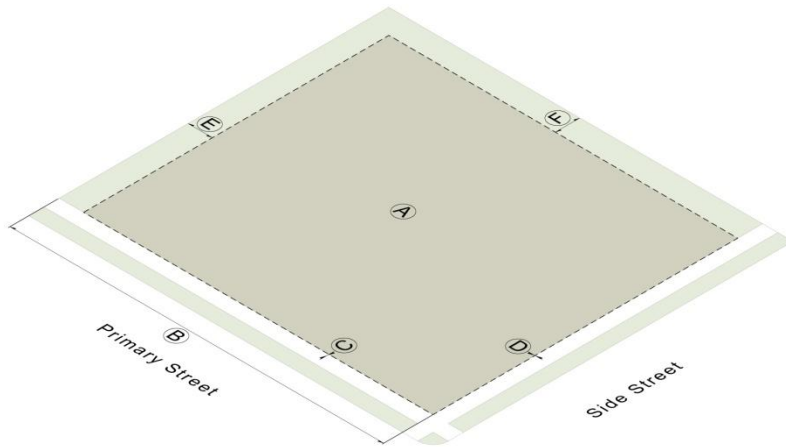
Building Elements Allowed*

| | | | | |
|-----------------|---|---|---|---|
| Gallery, awning | ■ | ■ | ■ | ■ |
| Double gallery | ■ | ■ | ■ | ■ |
| Porch, stoop | | | | |
| Balcony | ■ | ■ | ■ | ■ |

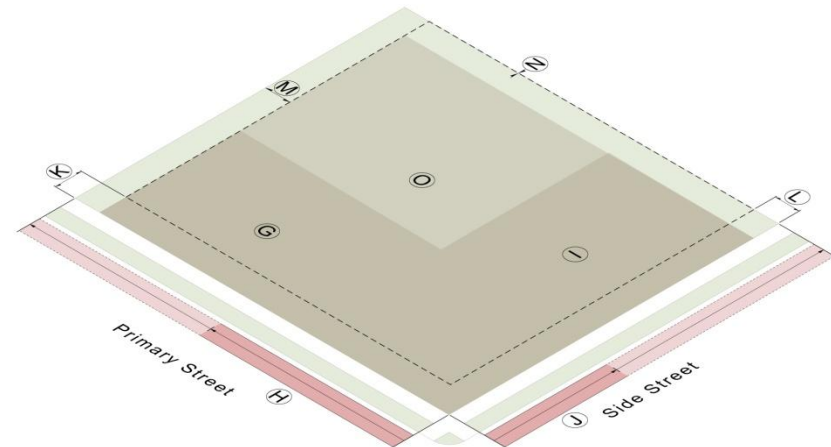
*See Sec. 9.4, Building Elements, for specific building element requirements

7.3.8 Workshop

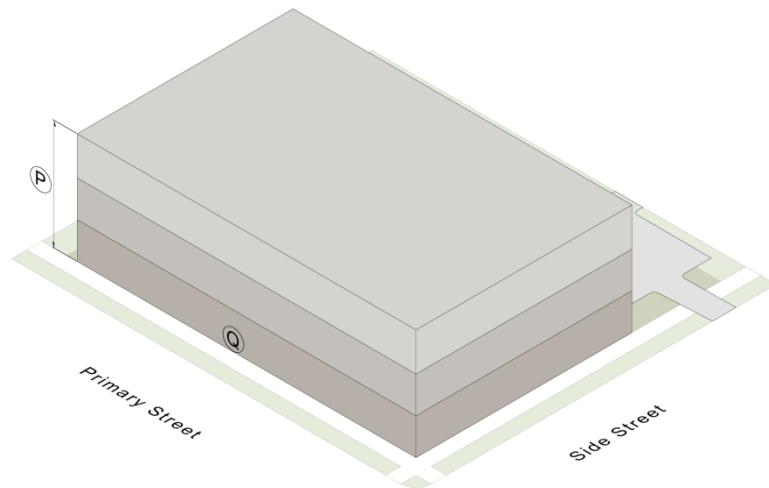
A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



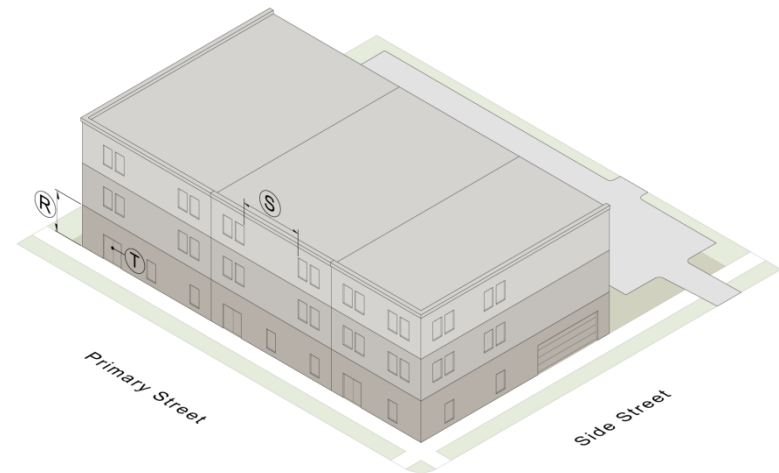
| SITE | | U-IL | U-IH |
|---|--|----------|----------|
| Lot | | | |
| (A) Area (min sf) | | 8,000 | 10,000 |
| (B) Width (min) | | 50' | 60' |
| Building Setbacks | | | |
| (C) Primary street (min) | | 0' | 0' |
| (D) Side street (min) | | 0' | 0' |
| (E) Setback abutting a RC-, RS-district (min) | | 15' | 15' |
| (E) Setback abutting any other district (min) | | 0' or 5' | 0' or 5' |
| (F) Setback abutting alley (min) | | 5' | 5' |



| PLACEMENT | | U-IL | U-IH |
|--|--|----------|-----------|
| Build-to | | | |
| (G) Primary street build-to (min/max) | | 0' / 80' | 0' / 120' |
| (H) Building width in primary build-to (min) | | 50% | 50% |
| (I) Side street build-to (min/max) | | 0' / 80' | 0' / 150' |
| (J) Building width in side build-to (min) | | 30% | 30% |
| Parking Location | | | |
| (K) Primary street setback (min) | | 5' | 5' |
| (L) Side street setback (min) | | 5' | 5' |
| (M) Setback abutting a RC-, RS- district (min) | | 10' | 10' |
| (M) Setback abutting any other district (min) | | 0' or 5' | 0' or 5' |
| (N) Setback abutting alley (min) | | 0' | 0' |
| Open Space | | | |
| (O) Building coverage (max) | | 60% | 60% |

**HEIGHT****Principal Structures**

| | U-IL | U-IH |
|--------------------------------|------|------|
| Ⓟ Stories (max) | 3 | 3 |
| Ⓟ Feet (max) | 35' | 35' |
| Ⓠ Ground story elevation (min) | 0' | 0' |

**FORM****Transparency**

| | U-IL | U-IH |
|-------------------------|------|------|
| Ⓡ Ground story (min) | 30% | 25% |
| Ⓢ Blank wall area (max) | 50' | 100' |

Building Entrance

| | | |
|-----------------------------------|-----|----|
| Ⓣ Street facing entrance required | yes | no |
|-----------------------------------|-----|----|

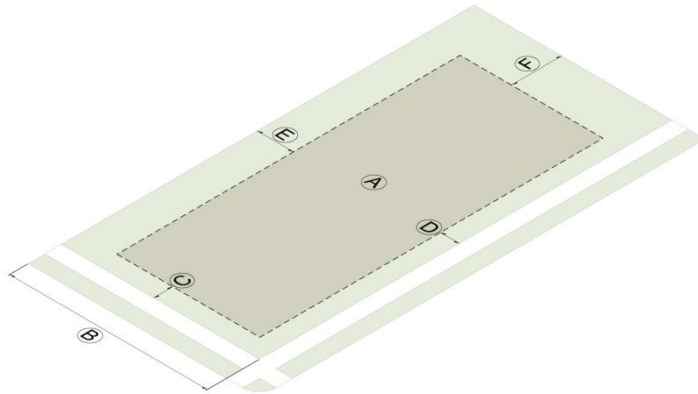
Building Elements Allowed*

| | | |
|-----------------|---|---|
| Gallery, awning | ■ | ■ |
| Double gallery | ■ | ■ |
| Porch, stoop | | |
| Balcony | ■ | ■ |

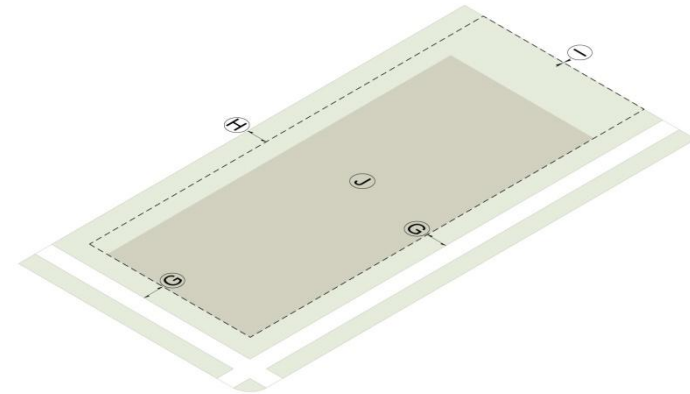
*See Sec. 9.4, Building Elements, for specific building element requirements

7.3.9 Civic

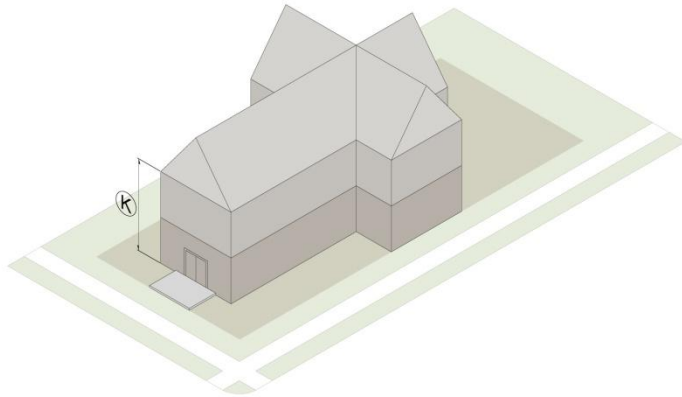
A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



| SITE | | All Districts |
|--------------------------|--|---------------|
| Lot | | |
| (A) Area (min sf) | | 8,000 |
| (B) Width (min) | | 50' |
| Building Setbacks | | |
| (C) Front (min) | | 10' |
| (D) Side, street (min) | | 10' |
| (E) Side, interior (min) | | 10' |
| (F) Rear (min) | | 20' |



| PLACEMENT | | All Districts |
|--|--|---------------|
| Parking Location | | |
| (G) Street setback (min) | | 5' |
| (H) Setback abutting a RC-, RS- district (min) | | 10' |
| (H) Setback abutting any other district (min) | | 0' or 5' |
| (I) Setback abutting alley (min) | | 0' |
| Open Space | | |
| (J) Building coverage (max) | | 50% |

**HEIGHT & FORM**

All Districts

Building Height

| | | |
|---|---------------|-----|
| Ⓚ | Stories (max) | 3 |
| Ⓚ | Feet (max) | 35' |

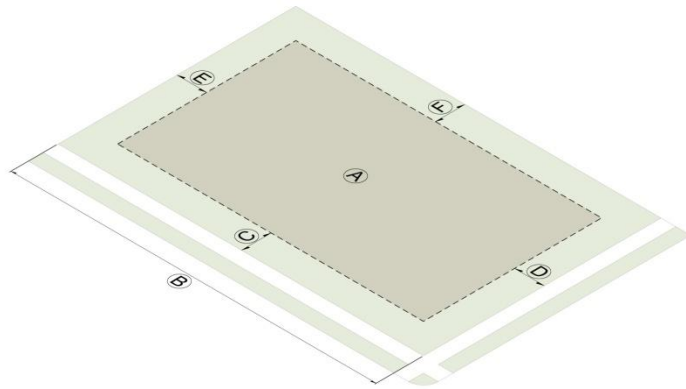
Building Elements Allowed*

| | |
|-----------------|---|
| Gallery, awning | ▪ |
| Arcade | ▪ |
| Porch, stoop | |
| Balcony | ▪ |

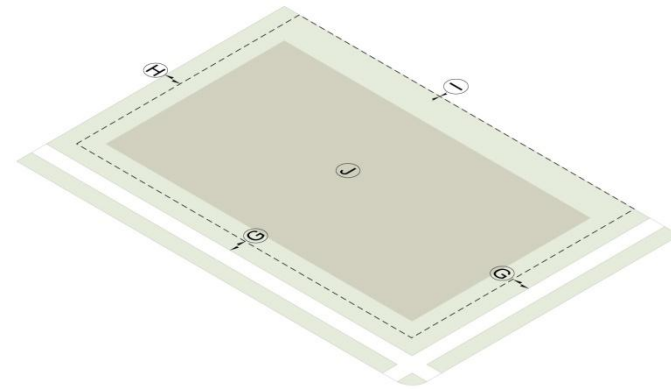
*See Sec. 9.4, Building Elements, for specific building element requirements

7.3.10 Open Lot

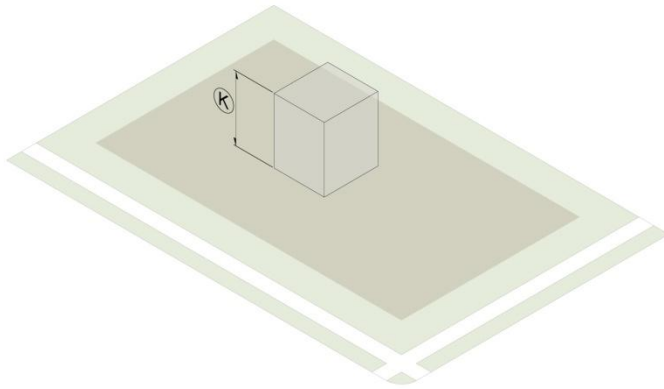
An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



| SITE | | All Districts |
|-------------------|----------------------|---------------|
| Lot | | |
| Ⓐ | Area (min sf) | 2,000 |
| Ⓑ | Width (min) | 20' |
| Building Setbacks | | |
| Ⓒ | Front (min) | 10' |
| Ⓓ | Side, street (min) | 10' |
| Ⓔ | Side, interior (min) | 10' |
| Ⓕ | Rear (min) | 10' |



| PLACEMENT | | All Districts |
|------------------|--|---------------|
| Parking Location | | |
| Ⓖ | Street setback (min) | 5' |
| Ⓗ | Setback abutting a RC-, RS- district (min) | 10' |
| Ⓗ | Setback abutting any other district (min) | 0' or 5' |
| Ⓘ | Setback abutting alley (min) | 0' |
| Open Space | | |
| Ⓙ | Building coverage (max) | 5% |

**HEIGHT & FORM**

All Districts

Building Height

| | | |
|---|---------------|-----|
| Ⓚ | Stories (max) | n/a |
| Ⓚ | Feet (max) | 35' |

ARTICLE 8. SPECIAL

| | |
|---|-------------|
| Sec. 8.1 Special Context | 8-3 |
| 8.1.1 General Character | 8-3 |
| 8.1.2 Zoning Districts | 8-3 |
| 8.1.3 Building Type and Dimensions | 8-3 |
| 8.1.4 Street, Alley and Block Patterns..... | 8-3 |
| 8.1.5 Parking and Mobility Options | 8-3 |
| Sec. 8.2 Zoning Districts | 8-4 |
| 8.2.1 Special Community (SP-CD) | 8-4 |
| 8.2.2 Special Heavy Industrial (SP-IH)..... | 8-4 |
| 8.2.3 Special Planned Industrial Development (SP-PID) | 8-4 |
| Sec. 8.3 Allowed Building Types | 8-5 |
| 8.3.1 General | 8-6 |
| 8.3.2 Workshop | 8-8 |
| 8.3.3 Civic..... | 8-10 |
| 8.3.4 Open Lot | 8-12 |
| Sec. 8.4 Special Development Standards | 8-14 |
| 8.4.1 Planned Industrial Development (SP-PID) | 8-14 |

CROSS-REFERENCE GUIDE

| | |
|--------------------------------|------------|
| Rules For All Building Types | ARTICLE 9 |
| Uses Provisions | ARTICLE 10 |
| Overlay Districts | ARTICLE 11 |
| Subdivision Standards | ARTICLE 12 |
| Block and Cul-de-sac Standards | Sec. 12.2 |
| Street and Alley Standards | Sec. 12.3 |
| Utilities | Sec. 12.4 |
| Open Space | Sec. 12.5 |
| Parking and Access Management | ARTICLE 13 |
| Landscaping | ARTICLE 14 |
| Outdoor Lighting | ARTICLE 15 |
| Outdoor Storage and Display | ARTICLE 16 |
| Signs | ARTICLE 17 |
| Administration | ARTICLE 18 |
| Defintions | ARTICLE 19 |

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SEC. 8.1 SPECIAL CONTEXT

8.1.1 General Character

The Special context consists of areas where the development types do not easily fit into other context areas. Individual land uses within this context may be civic, institutional, or industrial campuses. These uses typically have multiple buildings and take up large lots or extensive tracts of land. Certain uses such as heavy industrial should be separated from more sensitive uses. Smaller scale civic, institutional and industrial uses may be embedded in other context areas and should not be considered Special Context.

8.1.2 Zoning Districts

The Special context allows for two types of large scale districts: the community (SP-CD) district addresses civic and institutional type areas, while the heavy industrial (SP-IH) district addresses major industry areas. The Special context also allows for the establishment of planned industrial development (SP-PID) which allows greater flexibility in industrial developments in exchange for increased protection of surrounding land uses.

8.1.3 Building Type and Dimensions

Buildings may be between one to three stories in height. Buildings may be pulled up to the street but are often set back far from the street. Lot coverage will be variable.

8.1.4 Street, Alley and Block Patterns

Uses within the Special context typically have larger blocks and a loose network of wide connected streets. Uses typically take vehicular access from the street.

8.1.5 Parking and Mobility Options

Parking may be provided on-street and in large surface lots. Civic and institutional uses may have structured parking as well. Civic and institutional may also have access to transit.

SEC. 8.2 ZONING DISTRICTS

The following zoning district intent statements provide the purpose and general description for how each Special context zoning district should be applied on the Official Zoning Map. The zoning districts within the Special context areas differ from zoning districts within the other context areas in that due to their size, function, or other characteristics are unable to fit maintain the character of the Rural, Estate, Suburban or Urban context areas.

8.2.1 Special Community (SP-CD)

The Special Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. In addition to civic and institutional uses the S-CD district is also intended to accommodate the active and recreational needs of residents and to promote large scale recreational uses that may not be compatible in other context areas.

8.2.2 Special Heavy Industrial (SP-IH)

The Special Heavy Industrial district is intended to accommodate high-impact manufacturing and industrial uses, including extractive and waste-related uses that are either large scale or contain uses that by their nature create a nuisance, and which are not properly associated with or are compatible with surrounding land uses. The SP-IH district is intended to be more flexible than other heavy industrial districts allowing by allowing more innovative mixes of building types in a heavy industrial campus setting through a concept plan approved by the governing bodies.

8.2.3 Special Planned Industrial Development (SP-PID)

The Special Planned Industrial Development district provides flexibility in the development of high intensity light and heavy industrial employment centers in exchange for reduced impact on surrounding properties and a better environment than would be possible under one of the Light Industrial or Heavy Industrial zoning districts. The SP-PID is intended as a tool to allow greater protection of surrounding land uses while encouraging innovative designs that will promote amenities beyond those expected in conventional industrial developments.

SEC. 8.3 ALLOWED BUILDING TYPES



General



Shopfront



Workshop



Civic



Open Lot

SPECIAL

Special Purpose Districts

Community (SP-CD)

Heavy Industrial (SP-IH)

Planned Industrial Development (SP-PID)

■

*

■

*

■

■

■

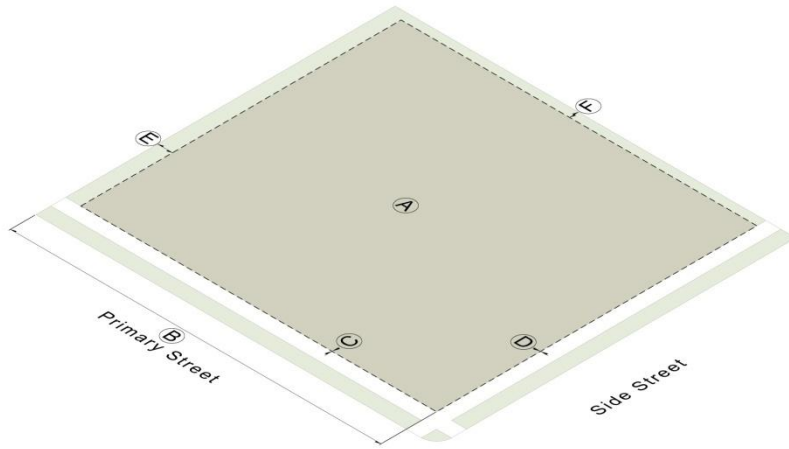
*

KEY: ■ Allowed by right Blank cell = Not allowed

* May be allowed by the Police Jury as part of an approved concept plan

8.3.1 General

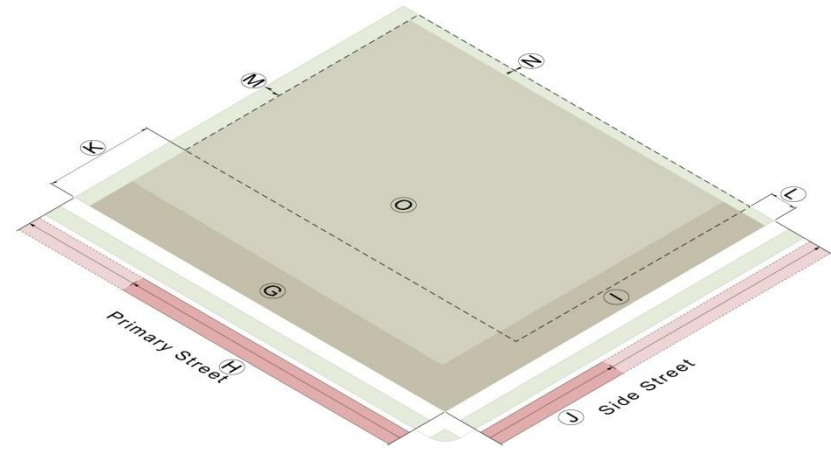
A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



SITE

SP-IH

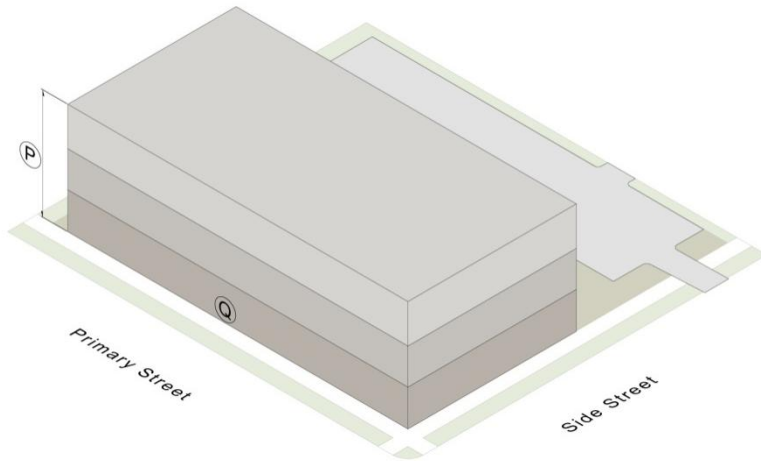
| Lot | |
|-------------------|--|
| A | Area (min sf) |
| B | Width (min) |
| Building Setbacks | |
| C | Primary street (min) |
| D | Side street (min) |
| E | Setback abutting a RC-, RS- district (min) |
| E | Setback abutting any other district (min) |
| F | Setback abutting alley (min) |



PLACEMENT

SP-IH

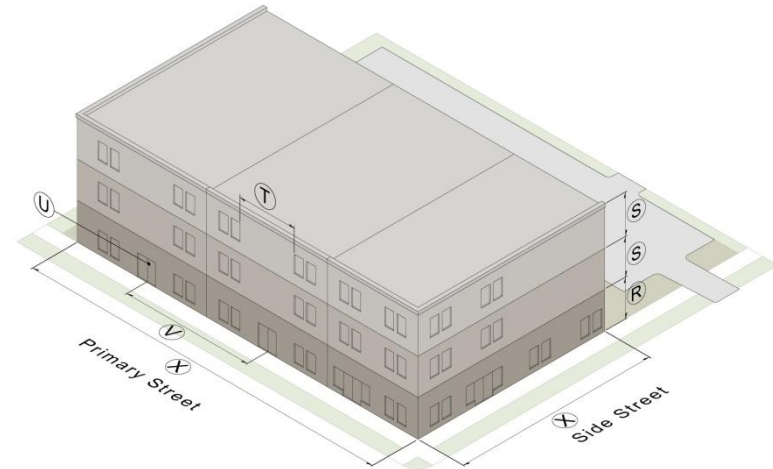
| Build-to | |
|------------------|--|
| G | Primary street build-to (min/max) |
| H | Building width in primary build-to (min) |
| I | Side street build-to (min/max) |
| J | Building width in side build-to (min) |
| Parking Location | |
| K | Primary street setback (min) |
| L | Side street setback (min) |
| M | Setback abutting a RC-, RS- district (min) |
| M | Setback abutting any other district (min) |
| N | Setback abutting alley (min) |
| Open Space | |
| O | Building coverage (max) |

**HEIGHT**

SP-IH

Principal Structures

| | | |
|---|------------------------------|-----|
| Ⓟ | Stories (max) | 3 |
| Ⓟ | Feet (max) | 35' |
| Ⓠ | Ground story elevation (min) | 0' |

**FORM**

SP-IH

Transparency

| | | |
|---|-----------------------|-----|
| Ⓡ | Ground story (min) | 30% |
| Ⓢ | Upper story (min) | 20% |
| Ⓣ | Blank wall area (max) | 50' |

Building Entrance

| | | |
|---|---------------------------------|-----|
| Ⓤ | Street facing entrance required | yes |
| Ⓥ | Entrance spacing | n/a |

Building Bulk

| | | |
|---|-----------------------|-----|
| ⓧ | Building length (max) | n/a |
|---|-----------------------|-----|

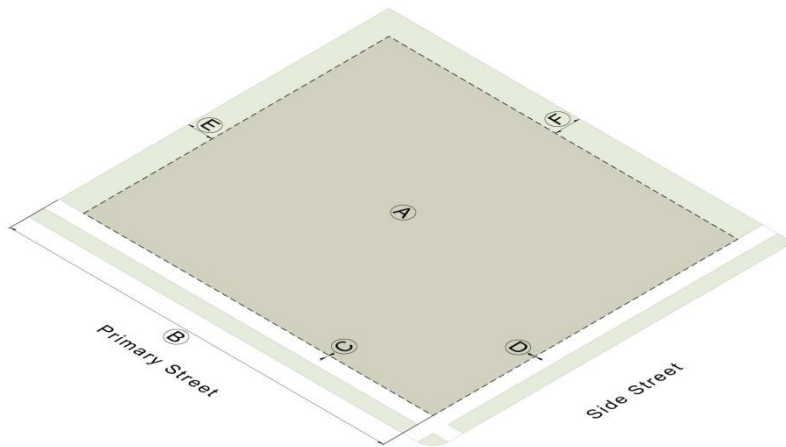
Building Elements Allowed*

| | |
|-----------------|---|
| Gallery, awning | ■ |
| Double gallery | ■ |
| Porch, stoop | |
| Balcony | ■ |

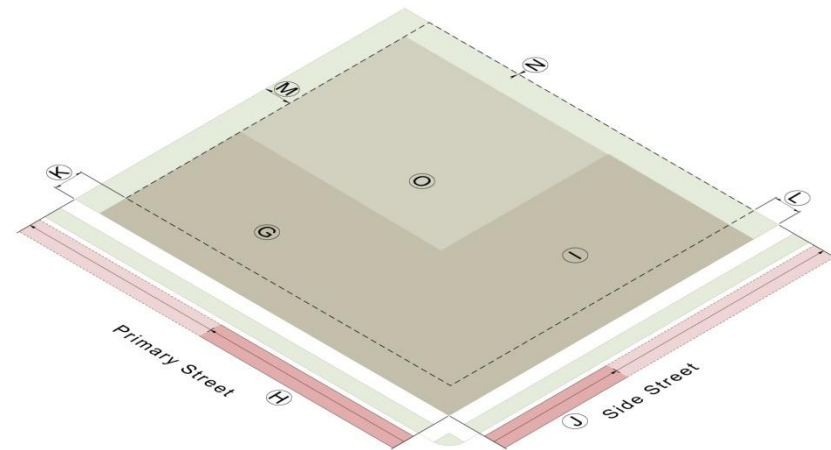
*See Sec. 9.4, Building Elements, for specific building element requirements

8.3.2 Workshop

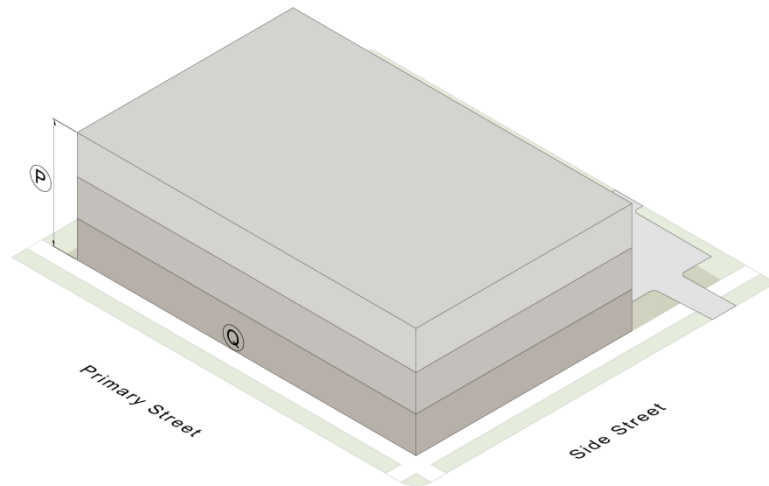
A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



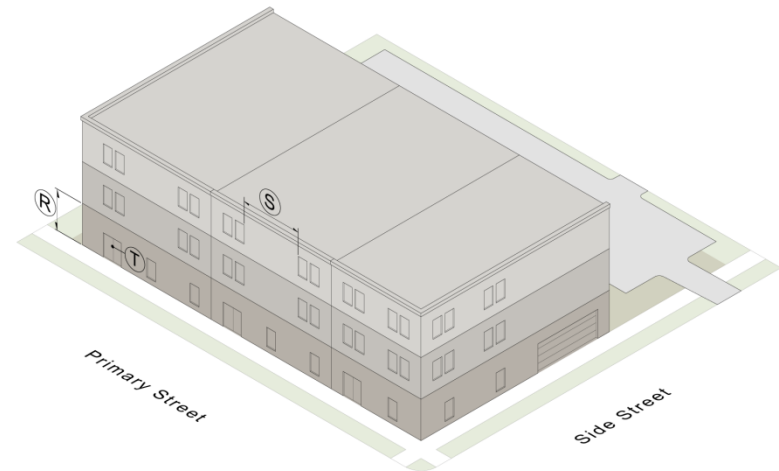
| SITE | | SP-IH |
|--------------------------|--|--------|
| Lot | | |
| (A) Area (min) | | 2 acre |
| (B) Width (min) | | 200' |
| Building Setbacks | | |
| (C) Front (min) | | 60' |
| (D) Side, street (min) | | 45' |
| (E) Side, interior (min) | | 25' |
| (F) Rear (min) | | 60' |



| PLACEMENT | | SP-IH |
|--|--|------------|
| Build-to | | |
| (G) Primary street build-to (min/max) | | 60' / 180' |
| (H) Building width in primary build-to (min) | | 50% |
| (I) Side street build-to (min/max) | | 45' / 180' |
| (J) Building width in side build-to (min) | | 30% |
| Parking Location | | |
| (K) Primary street setback (min) | | 15' |
| (L) Side street setback (min) | | 15' |
| (M) Setback abutting another lot (min) | | 40' |
| (N) Setback abutting alley (min) | | 0' |
| Open Space | | |
| (O) Building coverage (max) | | 50% |



| HEIGHT | SP-IH |
|--------------------------------|-------|
| Principal Structures | |
| Ⓟ Stories (max) | 3 |
| Ⓟ Feet (max) | 35' |
| Ⓚ Ground story elevation (min) | 0' |

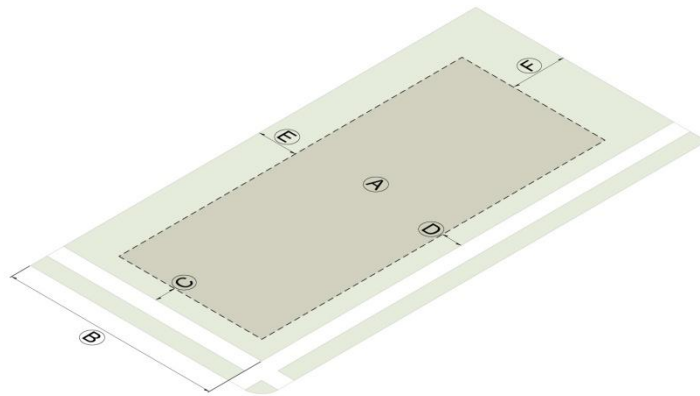


| FORM | SP-IH |
|-----------------------------------|-------|
| Transparency | |
| Ⓡ Ground story (min) | 30% |
| Ⓢ Blank wall area (max) | 60' |
| Building Entrance | |
| Ⓣ Street facing entrance required | no |
| Building Elements Allowed* | |
| Gallery, awning | ▪ |
| Double gallery | ▪ |
| Porch, stoop | |
| Balcony | ▪ |

*See Sec. 9.4, Building Elements, for specific building element requirements

8.3.3 Civic

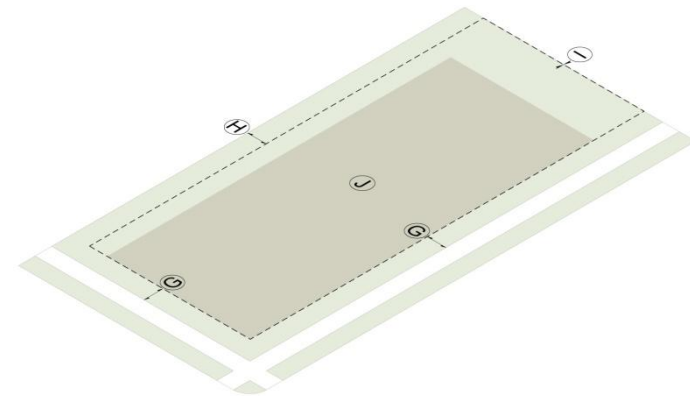
A building type containing community or public uses that serve the surrounding community. Civic buildings are often sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



SITE

All Districts

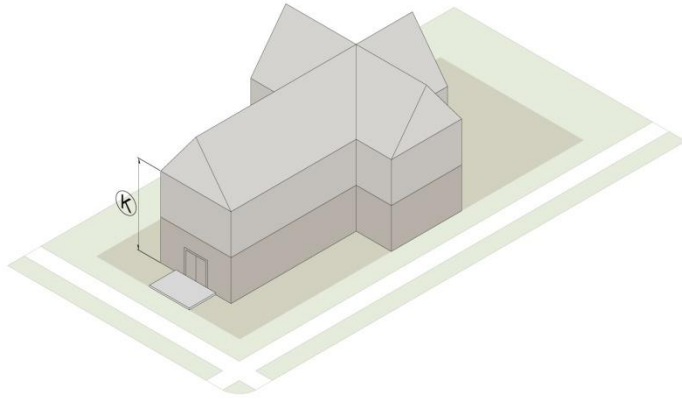
| Lot | |
|------------------------|--------|
| Ⓐ Area (min) | 2 acre |
| Ⓑ Width (min) | 200' |
| Building Setbacks | |
| Ⓒ Front (min) | 30' |
| Ⓓ Side, street (min) | 15' |
| Ⓔ Side, interior (min) | 10' |
| Ⓕ Rear (min) | 30' |



PLACEMENT

All Districts

| Parking Location | |
|--------------------------------|-----|
| Ⓖ Street setback (min) | 10' |
| Ⓗ Side Setback (min) | 10' |
| Ⓘ Setback abutting alley (min) | 0' |
| Open Space | |
| Ⓙ Building coverage (max) | 40% |

**HEIGHT & FORM**

All Districts

Building Height

| | | |
|---|---------------|-----|
| Ⓚ | Stories (max) | 3 |
| Ⓚ | Feet (max) | 60' |

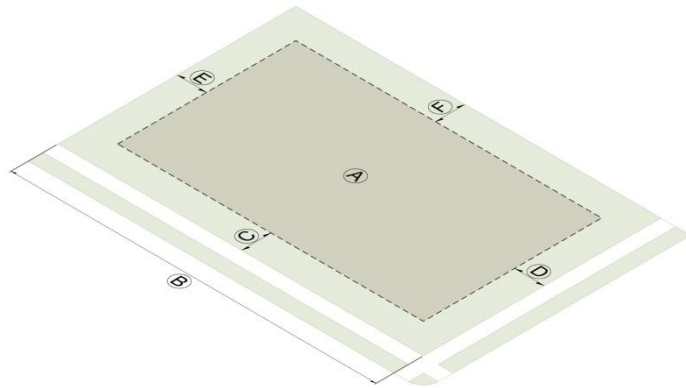
Building Elements Allowed*

| | |
|-----------------|---|
| Gallery, awning | ▪ |
| Double gallery | ▪ |
| Porch, stoop | ▪ |
| Balcony | ▪ |

*See Sec. 9.4, Building Elements, for specific building element requirements

8.3.4 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



SITE

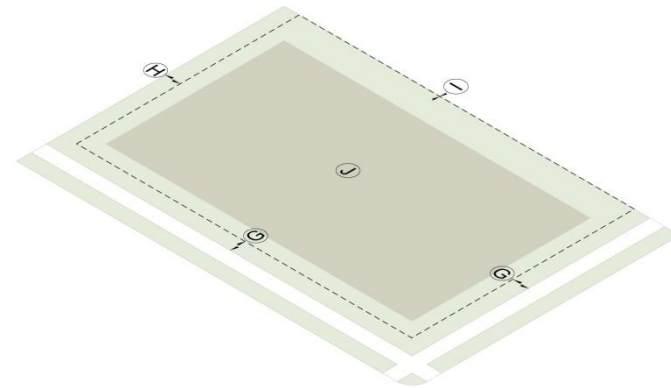
All Districts

Lot

| | | |
|---|-------------|--------|
| Ⓐ | Area (min) | 2 acre |
| Ⓑ | Width (min) | 200' |

Building Setbacks

| | | |
|---|----------------------|-----|
| Ⓒ | Front (min) | 45' |
| Ⓓ | Side, street (min) | 30' |
| Ⓔ | Side, interior (min) | 20' |
| Ⓕ | Rear (min) | 45' |



PLACEMENT

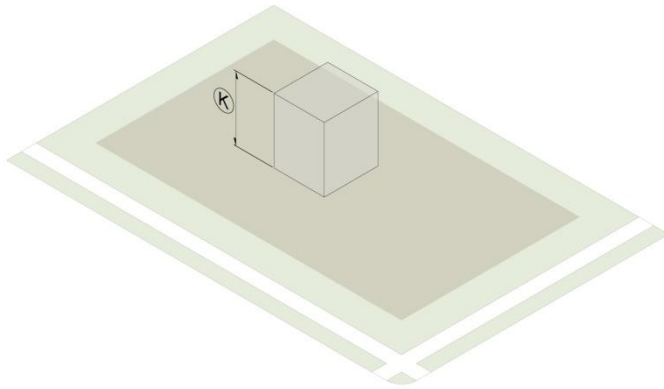
All Districts

Parking Location

| | | |
|---|------------------------------|-----|
| Ⓖ | Street setback (min) | 10' |
| Ⓗ | Side Setback (min) | 10' |
| Ⓘ | Setback abutting alley (min) | 0' |

Open Space

| | | |
|---|-------------------------|------|
| Ⓙ | Building coverage (max) | 2.5% |
|---|-------------------------|------|

**HEIGHT & FORM**

All Districts

Building Height

| | | |
|---|---------------|-----|
| Ⓚ | Stories (max) | n/a |
| Ⓚ | Feet (max) | 35' |

SEC. 8.4 SPECIAL DEVELOPMENT STANDARDS

8.4.1 Planned Industrial Development (SP-PID)

A. General Provisions

1. The Police Jury may approve a planned industrial development subject to the following standards and process in 18.2.10, Planned Industrial Development (PID). The special planned industrial development is intended to facilitate the use of innovative techniques of industrial development and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, quality development and other community goals by:
 - a. Reducing or eliminating the inflexibility that may results from strict application of building type standards and permitted uses; and
 - b. Promoting quality site design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses.
2. Each application for approval of a Special Planned Industrial Development shall include a statement by the applicant describing:
 - a. How the proposed industrial development departs from the otherwise applicable standards of this development ordinance; and
 - b. How the proposed industrial development is an improvement over what would be required under otherwise applicable development regulations.

B. Minimum Size

No special planned industrial development less than 20 acres in size is allowed.

C. Streets

Required street cross-sections shall be established as part of the approved concept plan.

D. Site Buffers

The Police Jury may require that a high intensity buffer, as established in 14.2.5, District Boundary Buffers by Context, be installed around the property.

E. Permitted Deviations

Unless otherwise expressly approved by the Police Jury as part of the approved rezoning and concept plan, all planned industrial developments shall be subject to all applicable standards of this development ordinance. In order to approve modifications of otherwise applicable standards, the Police Jury must find that:

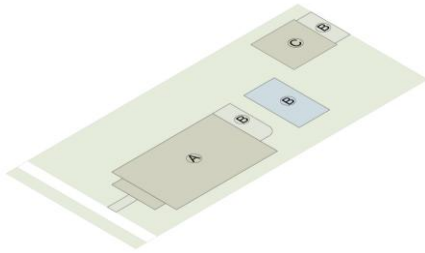
1. Requested deviations from applicable building type standards, permitted uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned industrial development;
2. The planned industrial development includes adequate provisions for all necessary services including but not limited to utility service, wastewater service, and emergency vehicle access.

ARTICLE 9. RULES FOR BUILDING TYPES

| | |
|---|-------------|
| Sec. 9.1 Measurement & Exceptions | 9-2 |
| 9.1.1 Building Coverage | 9-2 |
| 9.1.2 Blank Wall Area | 9-2 |
| 9.1.3 Height..... | 9-2 |
| 9.1.4 Lot Width | 9-4 |
| 9.1.5 Building Entrances | 9-4 |
| 9.1.6 Transparency | 9-4 |
| 9.1.7 Setbacks | 9-4 |
| Sec. 9.2 Principal Buildings per Lot..... | 9-6 |
| 9.2.1 One Principal Building per Tract or Lot..... | 9-6 |
| 9.2.2 Multiple Principal Buildings on a Lot | 9-6 |
| Sec. 9.3 Accessory Structures..... | 9-7 |
| 9.3.1 General | 9-7 |
| 9.3.2 Accessory Structure Separation | 9-7 |
| Sec. 9.4 Building Elements | 9-8 |
| 9.4.1 Porch | 9-8 |
| 9.4.2 Stoop | 9-8 |
| 9.4.3 Balcony..... | 9-8 |
| 9.4.4 Awning..... | 9-9 |
| 9.4.5 Gallery | 9-9 |
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| Sec. 9.5 Rules for Residential Building Types..... | 9-10 |
| 9.5.1 Garage and Carport Placement | 9-10 |
| 9.5.2 Foundation | 9-10 |
| Sec. 9.6 Rules for Mixed Use Building Type | 9-11 |
| 9.6.1 Civic Building Type..... | 9-11 |
| 9.6.2 Open Lot Building Type | 9-11 |

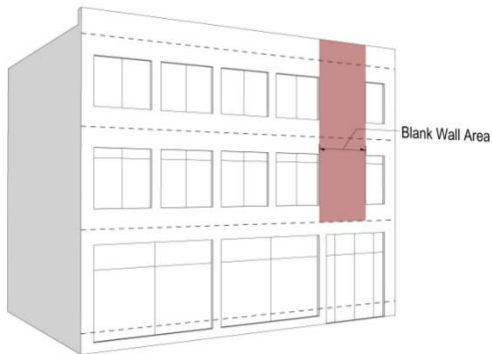
SEC. 9.1 MEASUREMENT & EXCEPTIONS

9.1.1 Building Coverage



- A.** The maximum area of the lot that is permitted to be covered by buildings, including both principal structures, structured parking and roofed accessory structures.
- B.** Building coverage does not include paved areas such as driveways, uncovered porches or patios, decks, swimming pools, porte cochere, or roof overhangs of two feet or less.
- C.** A detached residential garage up to 450 square feet associated with a single-family house, attached house, or row house is not included the calculation of lot coverage.

9.1.2 Blank Wall Area

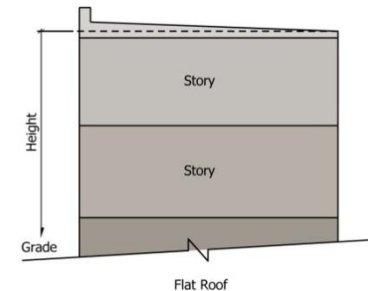
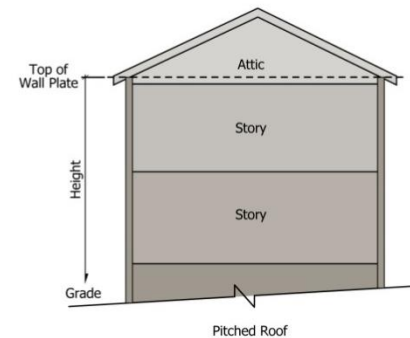


- A.** A portion of the exterior façade of the building which does not include a substantial material change (paint color is not considered a substantial change); windows or doors; or columns, pilasters or other articulation greater than 12 inches in depth.
- B.** Blank wall area applies to both ground and upper story street-facing facades.

9.1.3 Height

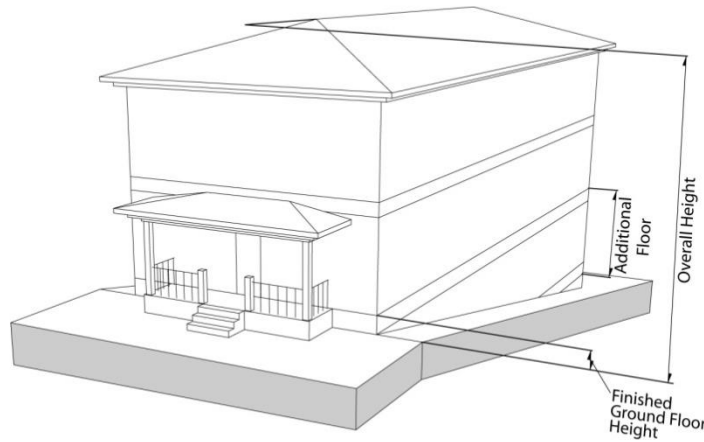
A. Building Height

Overall building height shall be measured in both stories and feet from the natural or improved grade whichever is more restrictive to the top of the wall plate or roof deck. Height is measured continuously across a lot.



B. Sloping Lots

Where a lot slopes downward from the front property line, one story that is additional to the specified maximum number of stories may be built on the lower, rear portion of the lot.



C. Story Height

1. An attic space does not count toward the calculation of maximum number of stories provided that the average ceiling height of the attic space does not exceed seven feet.
2. Basements are not considered a story.
3. Required ground story elevation is measured from natural or improved grade (whichever is more restrictive) to the finished floor level of the ground floor. Grade is measured continuously across a lot.
4. Story height is measured from the top of finished floor to the top of the finished floor above.

D. Height Exceptions

The following accessory structures may exceed the established height limits, provided they do not exceed the maximum building height by more than 12 feet:

1. Amateur communications tower;
2. Cooling tower;
3. Clerestory;
4. Chimney and vent stack;
5. Elevator penthouse or bulkhead;
6. Flagpole;
7. Mechanical equipment room;
8. Ornamental cupola or dome;
9. Parapet wall, limited to a height of four feet.
10. Roof top deck;
11. Skylights;
12. Solar panels;
13. Spire, belfry;
14. Stairway access to roof;
15. Tank designed to hold liquids;
16. Visual screens surrounding roof mounted mechanical equipment; and
17. Wind turbines and other integrated renewable energy systems.

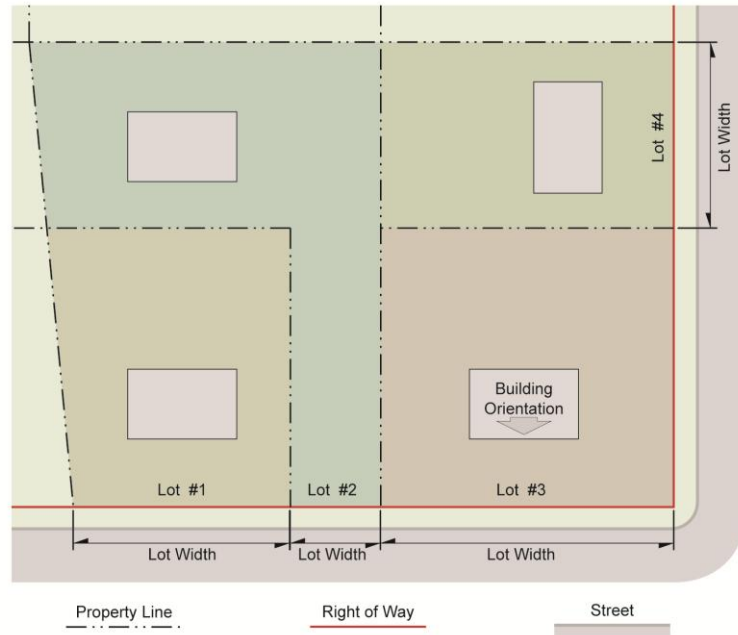
E. Additional Height

Additional height for principal or accessory structures may be granted through the Special Use Permit process under 18.2.8, Special Use Permit.

9.1.4 Lot Width

9.1.4 Lot Width

The minimum lot width of all lots shall be measured from side property line to side property line along the right of way of the primary street providing access to the lot.



9.1.5 Building Entrances

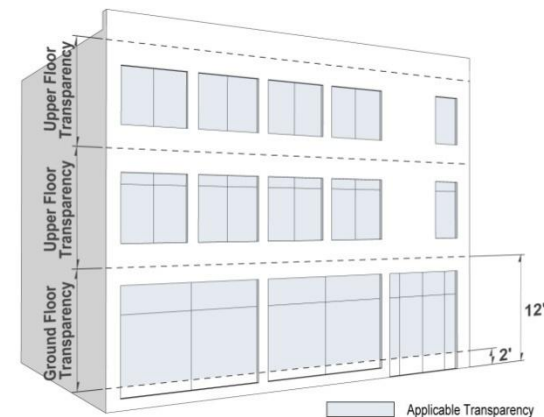
The following building entrance requirements apply to all Apartment, and Mixed Use building types in the Suburban and Urban context areas.

- A. An entrance providing both ingress and egress, operable during normal business hours, is required to meet the street facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
- B. The entrance separation requirements provided for the building type must be met for each building, but are not applicable to separate adjacent buildings.

- C. An angled entrance may be provided at either corner of a building along the street to meet the street entrance requirements, provided any applicable entrance spacing requirements can still be met.
- D. A minimum of 50 percent of a required entrance must be transparent.
- E. Required fire exit doors with no transparency may be located as required by the State Fire Marshall.

9.1.6 Transparency

- A. Ground floor transparency (windows and doors) is measured between two and ten feet above the adjacent sidewalk.
- B. For mixed use shopfronts only, a minimum of 60 percent of the street-fronting, street-level window pane surface area must allow views into the ground story use for a depth of at least six feet. Windows must be clear, unpainted, or made of similarly treated glass. Neither spandrel glass nor backpainted glass complies with this provision.



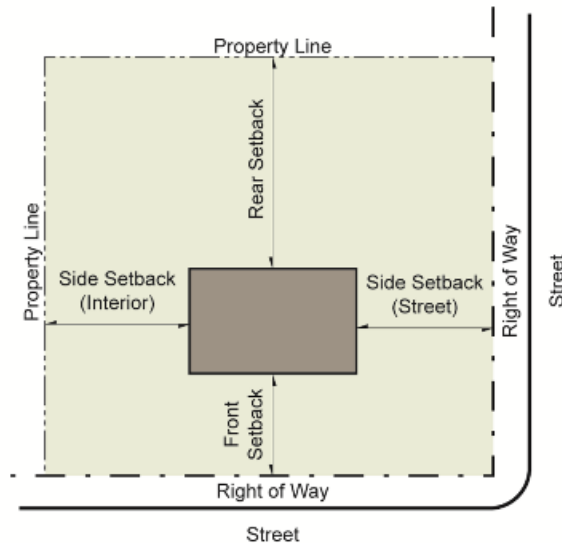
9.1.7 Setbacks

A. General

- 1. No part of a yard or other open space required for any structure or use for the purpose of complying with the provisions of this ordinance may

be included as a part of a yard or other open space similarly required for another structure or use.

2. All front, rear and side (street), and parking setbacks are measured from the edge of the right-of-way. Side setbacks are measured from the side property line.



B. Parking Setback

1. On-site surface parking must be located behind the parking setback line.
2. The parking setback line applies to both ground and upper stories of building.

C. Front Setback Area and Required Street Facade

1. The front setback area is the area of land within the minimum front setback line and the maximum front setback line.
2. The required street facade is the minimum percentage of the front building façade that must be located within the front setback area.

D. Encroachments

The following allowed encroachments apply to all required setbacks unless otherwise stated, so long as they do not extend into any easements. Structures below and covered by the ground may extend into any required setback.

1. Building Features

- a. Chimneys, pre-fabricated chimneys, flues, or smokestacks may encroach a maximum of two feet.
- b. Building eaves or roof overhangs may extend up to two feet; provided that such extension is at least three feet from the property line, its lower edge is at least 7½ feet above the ground elevation, and it is located at least five feet from any other building or eave.
- c. Bay windows, entrances and similar features that are less than ten feet wide may extend up to 3½ feet but must remain at least five feet from the property line.
- d. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features may project up to 1½ feet.
- e. Unenclosed fire escapes or stairways may project up to four feet.
- f. Unenclosed patios, decks or terraces may extend up to four feet into a required side setback or up to eight feet into a required rear setback but may not project within five feet of a common lot line.

2. Building Elements

- a. Porches may extend up to eight feet into a required setback but may not project within five feet of a common lot line.
- b. Stoops may extend a maximum of five feet into a required setback but may not project within five feet of a common lot line.
- c. Balconies may extend up to six feet into a required setback but may not project within five feet of a common lot line.

- d. Awnings, galleries and arcades may extend into a required front setback.

3. Mechanical Equipment and Utilities Lines

- a. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may extend into a required rear or side setback but must remain at least four feet from a common lot line.
- b. Solar and wind energy systems may extend into a required rear or side setback, but must remain at least three feet from a common lot line.
- c. Utility lines located underground and minor structures accessory to utility lines (such as hydrants, manholes, and transformers and other cabinet structures) may extend into a required rear or side setbacks. Underground utilities may additionally extend into a required front setback.

4. Other Encroachments

- a. Outdoor storage and display as set forth in ARTICLE 16, Outdoor Storage and Display.
- b. Outdoor dining may extend into any required setback.
- c. Signs in conformance as set forth in ARTICLE 17, Signs.
- d. Fence and walls as set forth in 14.3.5, Fencing and Walls.
- e. Benches, trash receptacles, public art, water features, bicycle racks, bollards, planters, and other street furniture.
- f. Pedestrian lighting.

SEC. 9.2 PRINCIPAL BUILDINGS PER LOT

9.2.1 One Principal Building per Tract or Lot

Unless otherwise permitted in 9.2.2 below, no more than one principal building may be erected on a single lot. This provision shall not apply to property developed under a campus plan in the Special context or as an open lot building type in any other context. In addition, wireless communication towers and facilities, or power lines on a site shall not constitute an additional principal building.

9.2.2 Multiple Principal Buildings on a Lot

A. Defined

A group of two or more row houses, apartments and/or mixed use building types, on a single lot operating under a common legal relationship. The provisions of this sub-section do not apply to a permanent off-premise advertising sign on an individual lot where only one such sign is permitted on an individual lot.

B. General

Multiple principal buildings in the form of row houses, apartments and/or mixed use building types shall meet all applicable development standards as set forth in this development ordinance, including the building envelope standards of this Article. Additionally, if multiple principal buildings are established on a single lot the following requirements shall be met:

1. Uses shall be limited to those permitted within the district in which the development is located.
2. The overall intensity of the land use shall be no higher, and the standard of development no lower, than that permitted in the district in which the project is located.
3. The distance of every building from every property line shall meet the relative setback requirements of the district in which the development is located. Buildings fronting a street shall meet all front setback requirements including any applicable designated frontage requirements.
4. The maximum height of any building shall not exceed the height limit permitted in the district in which the development is located.

SEC. 9.3 ACCESSORY STRUCTURES

9.3.1 General

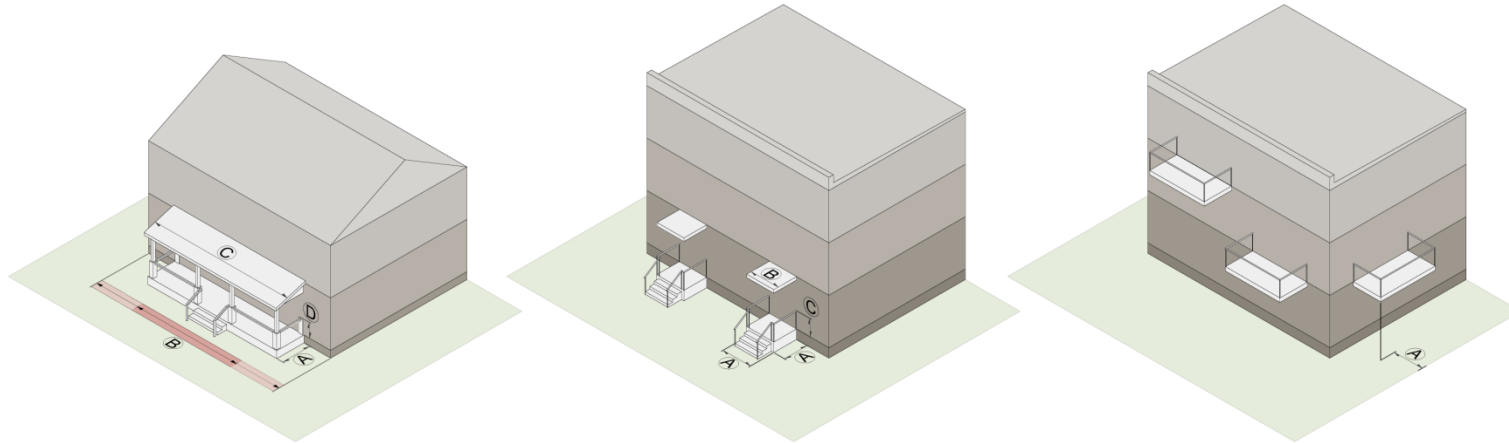
- A. Accessory structures shall be clearly incidental and subordinate to a permitted principal structure.
- B. Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot in the same ownership.
- C. No accessory structure may extend forward of the front building facade of the primary structure.
- D. Accessory structures shall be compatible with the architectural character of the principal structure.

9.3.2 Accessory Structure Separation

In the Natural, Rural, Estate, and Suburban contexts, accessory structures shall be separated from all principal structures by a minimum of 10 feet.

SEC. 9.4 BUILDING ELEMENTS

The following building element standards apply to building types incorporating building elements in the Estate, Suburban and Urban context areas.



9.4.1 Porch

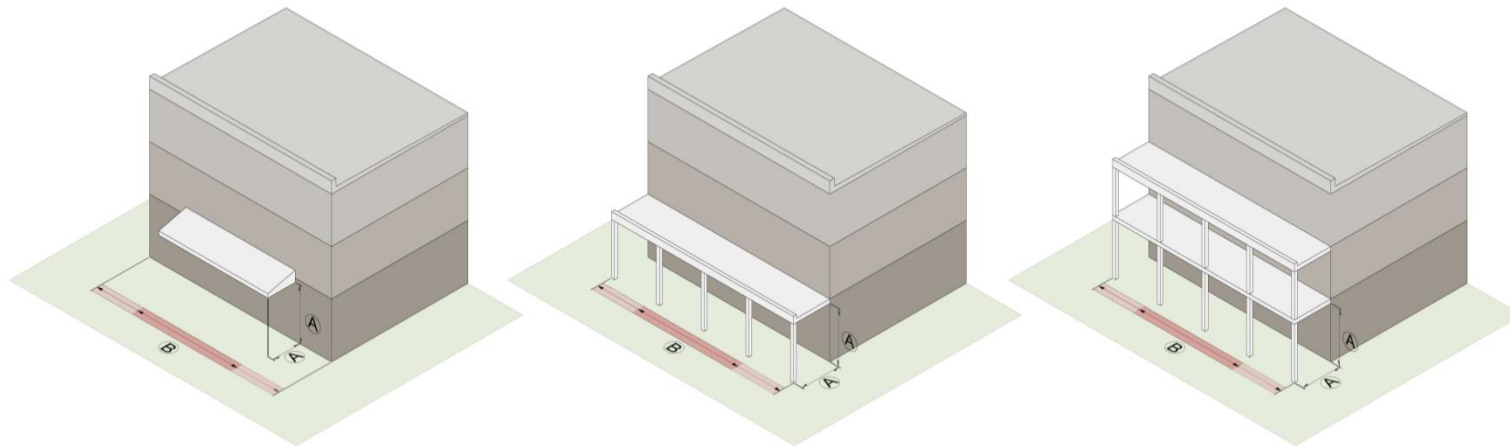
- A.** A porch must be a minimum of six feet deep (not including the steps).
- B.** A porch must be contiguous with a width not less than 50 percent of the building facade from which it projects.
- C.** A porch may be roofed, but not enclosed.
- D.** Partial walls and railings on a porch can be no higher than 3½ feet.
- E.** A porch may encroach into a required setback in accordance with the terms of 9.1.7, Setbacks.

9.4.2 Stoop

- A.** A stoop must be no more than five feet deep (plus steps) and six feet wide.
- B.** A stoop may be roofed, but not enclosed.
- C.** Partial walls and railings on a stoop can be no higher than 3½ feet.
- D.** A stoop may encroach into a required setback in accordance with the terms of 9.1.7, Setbacks.

9.4.3 Balcony

- A.** A balcony must not project within five feet of a common lot line.
- B.** A balcony may encroach into a required setback in accordance with the terms of 9.1.7, Setbacks.



9.4.4 Awning

- A.** An awning must be a minimum of ten feet clear height above the sidewalk and must have a minimum depth of six feet.
- B.** An awning may encroach into a required setback in accordance with the terms of 9.1.7, Setbacks.

9.4.5 Gallery

- A.** A gallery must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least ten feet.
- B.** A gallery must be contiguous and extend over at least 50 percent of the width of the building facade from which it projects.
- C.** A gallery may encroach into a required setback in accordance with the terms of 9.1.7, Setbacks.

9.4.6 Double Gallery

- A.** A double gallery must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least ten feet.
- B.** A double gallery must be contiguous and extend over at least 50 percent of the width of the building facade from which it projects.
- C.** A double gallery may encroach into a required setback in accordance with the terms of 9.1.7, Setbacks.

SEC. 9.5 RULES FOR RESIDENTIAL BUILDING TYPES

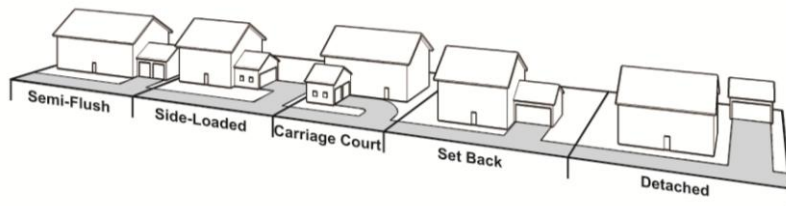
9.5.1 Garage and Carport Placement

A. Applicability

1. The following garage and carport placement standards apply to the identified residential building types in the Estate, Suburban, and Urban context areas.
2. In addition to the standards provided below, attached garages and carports are considered part of the principal structure and must meet all applicable requirements of the principal structure.

B. Single Family House, Attached House, and Apartment House

1. Street-facing garages and carports are not permitted on lots 40 feet or less in width.
2. Street-facing garages and carports, when provided must be positioned as set forth below, however, carports may not be permitted in the carriage court form.



a. Semi-Flush

Garage or carport is positioned between 3 and 10 feet behind the front wall plane, extending no more than 30% of the width of the building.

b. Side-Loaded

Garage or carport face is oriented perpendicular to the street and at least 3 feet behind the front wall plane. Windows must cover a minimum of 15% of the street-facing garage façade.

c. Carriage Court

Carriage courts are allowed only on lots at least 70 feet wide. Garage is oriented perpendicular to the street. Windows must cover a minimum of 15% of the street-facing garage façade.

d. Set Back

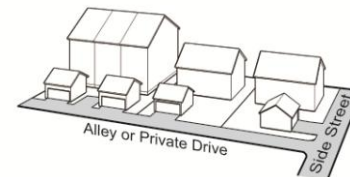
Garage or carport is positioned more than 10 feet behind the front wall plane of the building.

e. Detached

Garage or carport is positioned to the rear of the principal building.

C. Row House and Rear Loaded Garages

Street-facing garages and carports are not permitted with row house units. When provided, rear loaded garages and carports may only be accessed from an alley or rear private drive. If facing a side street then the semi-flush requirements shall apply.



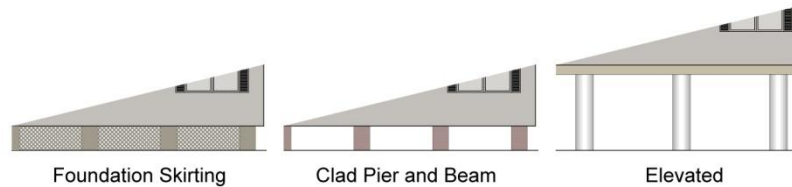
9.5.2 Foundation

A. Applicability

The following foundation standards apply to all residential building types in the Estate, Suburban, and Urban context areas.

B. General Foundation Treatments Required

1. All residential building types must be built upon a permanent foundation.
2. One of the following foundation treatments must be applied to new residential building types not built on a slab foundation.

**a. Foundation Skirting**

A curtain skirting wall constructed of brick, stone, lattice or a siding material consistent with the siding material used on the primary building. Additional materials may be approved by the Administrator.

b. Clad Pier and Beam

Traditional pier and beam treatment provided that the piers provided are clad in brick or other material approved by the Administrator.

c. Elevated

In the event that the ground story elevation of the residential building type is more than 60 inches above grade; the foundation may be treated with either one of the above mentioned methods or may be left without a skirting.

3. All foundation treatments shall be in accordance with applicable building code regulations.
4. All skirting shall be installed under the perimeter of the home and shall be uninterrupted except for required ventilation and access.

C. Installation of Manufactured Homes

In addition to the standards above, all manufactured homes shall be installed in a manner consistent with Louisiana Revised Statute 51:912.22.

SEC. 9.6 RULES FOR MIXED USE BUILDING TYPE**9.6.1 Civic Building Type**

The Civic building type may only be used for new buildings that will predominantly be occupied with uses from the public use categories. See 10.2.2, Public Use Categories.

9.6.2 Open Lot Building Type

The Open Lot building type may only be used for development that will be occupied by parks and open space, retreats, camps, or with uses from the open use categories. See 10.2.5, Open Use Categories.

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SEC. 10.1 ALLOWED USES

10.1.1 General Provisions

A. Use Categories

1. In order to regulate use, categories of uses have been established.
2. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses.
3. Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

B. Principal Uses

Allowed principal uses by district are listed in the Allowed Use Table below. Principal uses are grouped into use categories outlined in Sec. 10.2, Use Categories. The uses listed are not an exhaustive list. When a proposed use is not identified on the allowed use table or in Sec. 10.2, Use Categories, the Administrator may determine that the proposed use is sufficiently similar to an identified use.

C. Accessory Uses

Accessory uses are allowed in conjunction with an allowed principal use as set forth in Sec. 10.8, Accessory Uses.

D. Temporary Uses

Temporary uses are allowed as set forth in Sec. 10.9, Temporary Uses.

10.1.2 Uses Not Listed

- A. The Administrator is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Administrator may place the proposed use under that use category.
- B. When determining whether a proposed use is similar to a listed use in Sec. 10.2, Use Categories, the Administrator will consider the following criteria:

1. The actual or projected characteristics of the proposed use;
2. The relative amount of site area or floor area and equipment devoted to the proposed use;
3. Relative amounts of sales;
4. The customer type;
5. The relative number of employees;
6. Hours of operation;
7. Building and site arrangement;
8. Types of vehicles used and their parking requirements;
9. The number of vehicle trips generated;
10. Signs;
11. How the proposed use is advertised;
12. The likely impact on surrounding properties; and
13. Whether the activity is likely to be independent of the other activities on the site.

10.1.3 Allowed Use Table

The allowed use table establishes the uses allowed within each district and any conditions or use standards associated with each use. The allowed use table key is set forth below.

A. Allowed by Right (■)

Use is allowed by right in the respective district subject to any use standard. Such use is also subject to all other applicable requirements of this development ordinance

B. Approved Concept Plan (*)

Indicates a use may be allowed in the respective district only where approved by the Parish Council as part of an approved concept plan in accordance with 18.2.10, Planned Industrial Development. Unless otherwise modified by the Parish Council, uses allowed as part of an

approved concept plan are subject to all other applicable requirements of this development ordinance, including all applicable use standards.

C. Special Use Permit (□)

Indicates a use may be permitted in the respective district only where approved by the Parish Council in accordance with 18.2.8, Special Use Permit. Special use permits are subject to all other applicable requirements of this development ordinance, including all applicable use standards.

D. Approved Residential Cluster (O)

Indicates a use may be allowed within an approved residential cluster development. Uses within a residential cluster development are subject to all other applicable requirements of this development ordinance, including all applicable use standards.

E. Blank Cell

A blank cell indicates that a use is not allowed in the respective district.

F. Use Standard

1. A cross-reference to any associated use standard established in Sec. 10.3, Residential Use Standards, through Sec. 10.7, Open Use Standards. Where no cross-reference is shown, no additional use standard applies.

ALLOWED USE TABLE

| ALLOWED USE TABLE | N | | RURAL | | | | | | | | ESTATE | | | | SUBURBAN | | | | | | | | | | | | URBAN | | | | | | | | | | SP | | | Use Standard | | | | | | | | | | | | |
|---|---------|-------|---------|---------|---------|---------|------|------|-------|------|--------|--------|------|-------|----------|---------|--------|---------|---------|--------|--------|---------|---------|--------|--------|--------|--------|--------|------|------|-------|--------|--------|--------|---------|---------|--------|--------|--------|--------------|--------|------|------|-------|------|-------|-------|---------|---------|--------|--|--------|
| | N-AG-40 | N-CON | R-AG-40 | R-AG-20 | R-AG-10 | R-SVC-2 | R-IL | R-CD | R-CON | R-IH | E-RE-5 | E-RE-2 | E-CD | E-CON | S-RC-15 | S-RC-10 | S-RC-6 | S-RS-15 | S-RS-10 | S-RS-6 | S-RM-3 | S-RMX-2 | S-RMX-3 | S-MX-2 | S-MX-3 | S-MS-2 | S-MS-3 | S-CC-2 | S-IL | S-CD | S-CON | U-RS-6 | U-RS-3 | U-RM-3 | U-RMX-2 | U-RMX-3 | U-MX-2 | U-MX-3 | U-MS-3 | | U-CC-2 | U-IL | U-CD | U-CON | U-IH | SP-CD | SP-IH | SP-PD | | | | |
| Residential Use Categories | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All household living: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | * | | | |
| Detached living | ■ | | ■ | ■ | ■ | □ | | | | | ■ | ■ | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | □ | □ | | | | | | | | | ■ | ■ | ■ | □ | □ | | | | | | | | □ | | * | | 10.3.1 | | | |
| Attached living | | | ○ | ○ | ○ | | | | | | ○ | ○ | | | ○ | ○ | ○ | ○ | ○ | ○ | □ | ■ | ■ | ■ | ■ | ■ | | | ■ | | | | | | | | | | | | | | | | □ | | * | | 10.3.2 | | | |
| Multifamily living | | | ○ | ○ | ○ | | | | | | ○ | ○ | | | ○ | ○ | ○ | ○ | ○ | ○ | ■ | ■ | ■ | ■ | ■ | | | | ■ | | | | | | | | | | | | | | | | □ | | * | | 10.3.3 | | | |
| Upper-story living | | | | | | ■ | ■ | | | | | | | | | | | | | | | | ■ | ■ | ■ | ■ | ■ | | ■ | | | | | | | | | | | | | | | □ | | * | | 10.3.4 | | | | |
| Manufactured home park | | | □ | □ | □ | | ■ | | | ■ | | | | | | | | | | | | | | | | | | ■ | ■ | | | | | | | | | | | | | | | | | | | * | | 10.3.5 | | |
| Camps | ■ | ■ | ■ | ■ | ■ | | | | □ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ■ | | * | | | | | |
| All group living | □ | | □ | □ | □ | | | | | | □ | □ | | | □ | □ | □ | □ | □ | □ | □ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | □ | | | □ | □ | □ | ■ | ■ | ■ | ■ | ■ | □ | | | | | | | * | | | | |
| All social service | | | | | | | | | | | | | | | | | | | | | | | | □ | □ | | | ■ | ■ | | | | | | | | □ | □ | | ■ | ■ | | | | | | * | | | | | |
| Public Use Categories | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All civic | □ | | □ | □ | □ | ■ | ■ | ■ | | | □ | □ | □ | | □ | □ | □ | □ | □ | □ | ■ | □ | □ | ■ | ■ | □ | □ | ■ | □ | ■ | □ | ■ | | | □ | □ | ■ | ■ | □ | ■ | □ | ■ | | | | ■ | | * | | 10.4.1 | | |
| All parks & open space | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | * | | 10.4.2 |
| All minor utilities | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | * | | 10.4.3 |
| All major utilities | □ | □ | □ | □ | □ | □ | □ | □ | □ | ■ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | □ | ■ | □ | ■ | * | | 10.4.4 | | | |
| Commerce Use Categories | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All commercial parking | | | | | | □ | □ | | | ■ | | | | | | | | | | | | | □ | □ | □ | □ | □ | □ | □ | □ | | | | | | | | | | | | | | ■ | | ■ | | | | | | |
| All day care | □ | | □ | □ | □ | ■ | ■ | | | | □ | □ | | | □ | □ | □ | □ | □ | □ | □ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | | □ | □ | □ | ■ | ■ | ■ | ■ | ■ | ■ | | | | | | □ | * | | 10.5.1 | | |
| All indoor recreation, except as listed below: | | | | | | □ | ■ | | | | | | | | | | | | | | | | □ | □ | ■ | ■ | ■ | ■ | ■ | ■ | | | | | | □ | □ | ■ | ■ | ■ | ■ | | | | | | * | | | | | |
| Adult oriented establishment | | | | | | | | | □ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ■ | | □ | | | 10.5.2A | | | | |
| All medical | | | | | | ■ | ■ | | □ | | | | | | | | | | | | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | | | | | | | | | | | | | | | □ | * | | | | | |
| All office | | | | | | ■ | ■ | | ■ | | | | | | | | | | | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | | | | | | | | | | | | | | | | ■ | * | | | | | |
| All outdoor recreation, except as listed below: | | □ | | | | | ■ | | □ | | | | | | | | | | | | | | | | | | | | □ | □ | | | | | | | | | □ | □ | | | | | | | * | | 10.5.3A | | | |
| Campground, travel trailer park, RV park | □ | □ | ■ | □ | □ | | □ | | □ | | □ | □ | | □ | | | | | | | | | | | | | | | | □ | □ | | | | | | | | | □ | □ | | □ | | | □ | * | | 10.5.3B | | | |
| Horse stable, riding academy equestrian center | ■ | □ | ■ | ■ | ■ | | □ | | □ | | ■ | ■ | | □ | | | | | | | | | | □ | □ | | | | | □ | □ | | | | | | | □ | □ | | □ | | | | | | * | | 10.5.3C | | | |
| Hunting and fishing preserve | ■ | ■ | ■ | ■ | ■ | | | ■ | | | □ | □ | | ■ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | □ | | ■ | * | | 10.5.3D | | | |
| Retreat center | ■ | □ | ■ | ■ | ■ | | | | | | □ | | | □ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | □ | | ■ | * | | 10.5.3E | | | | |
| All overnight lodging, except as listed below: | | | | | | ■ | ■ | | | | | | | | | | | | | | | | □ | □ | ■ | ■ | ■ | ■ | ■ | ■ | | | | | | | | | | | | | | | | | * | | | | | |
| Bed and breakfast | □ | | □ | □ | □ | ■ | | | | | □ | □ | | | | | | | | | | □ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | □ | | | | | | | | | | | | | | | | * | | | | | | |

Key

- Allowed by right
- Allowed by special use permit
- * May be allowed by the Police Jury as part of an approved concepts plan
- Allowed as part of an approved residential cluster
- Blank Cell = Not Allowed

All resource extraction

- Allowed as part of an approved residential cluster

SEC. 10.2 USE CATEGORIES

10.2.1 Residential Use Categories

A. Household Living

Residential occupancy of a dwelling unit by a household on a monthly or longer basis in structures with self-contained dwelling units, including kitchens.

Example Uses:

Detached living
Attached living
Multifamily living
Upper story residential
Manufactured Home Parks
Camps

B. Group Living

Residential occupancy of a structure by a group of people that does not meet the definition of household living. Tenancy is usually arranged on a monthly or longer basis. Generally, group living facilities have a common eating area for residents, and residents may receive care or training.

Example Uses:

Assisted living facility
Boarding house, rooming house, lodging house
Congregate care facility
Fraternity, sorority, dormitory
Group residential facility for more than eight mentally handicapped dependent persons
Hospice
Monastery, convent
Nursing or care home
Single room occupancy

C. Social Service

Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

Example Uses:

Adult rehabilitation center
Group shelter
Overnight general purpose shelter
Rehabilitative clinic
Social service facility, soup kitchen, transient lodging, homeless shelter
Transitional home, halfway house

10.2.2 Public Use Categories

A. Civic

Places of public assembly that provide ongoing life safety, educational and cultural services to the general public, as well as meeting areas for religious practice.

Example Uses:

College, community college, university
Convention center
Museum, library
Parish government offices and support facilities
Places of worship including church, mosque, synagogue, temple
Police, fire, EMS station, substation
Post office
Public or private (K-12) school
Neighborhood arts center

B. Parks & Open Space

Uses focusing on public gathering areas for passive or active outdoor recreation, and having few structures.

Example Uses:

Botanical garden, nature preserve, recreational trail
Cemetery, mausoleum, columbarium, memorial park

Square, green, plaza, neighborhood park, tot lot, community garden, farmers market, neighborhood recreational fields, skate park

C. Utilities

Public or private infrastructure serving a limited area with no on-site personnel (minor utility) or serving the general community with on-site personnel (major utility).

Example Uses:

Minor utilities, including on-site stormwater retention or detention facility, neighborhood-serving telephone exchange/switching center, gas/electric/telephone/cable transmission lines, amateur radio operator tower (65 feet or less), stealth wireless communication device, water and wastewater pump station or lift station, gas gates, reservoir, control structure, drainage well, water supply water well.

Major utilities, including aeration facility, electrical substation, electric or gas generation plant, filter bed, railroad right-of-way, non-stealth wireless communication towers and facilities, transmission towers, waste treatment plant, water pumping facility, water tower or tank.

10.2.3 Commerce Use Categories

A. Commercial Parking

Facilities that provide parking not accessory to a principal use, for which a fee may or may not be charged.

Example Uses:

Short- and long-term fee parking facility
Park-and-ride facility
Motor vehicle parking lot
Surface parking lot

B. Day Care

Uses providing care, protection, and supervision of children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.

Example Uses:

Adult day care center
Day care center for children
Nursery school, preschool
Recreational program, before- and after-school
Small group child care center

C. Indoor Recreation

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting.

Example Uses:

Amusement center, game arcade, children's amusement center
Amusement arcade
Athletic, tennis, swim or health club, gym
Billiard hall, pool hall
Bingo parlor
Bowling alley
Club or lodge, membership club
Dance hall
Dance, martial arts, music studio or classroom
Gymnastic facility, indoor sports academy
Motor track
Movie or other theater
Shooting range
Skating rink

D. Medical

Uses providing medical or surgical care to patients. Some uses may offer overnight care.

Example Uses:

Ambulatory surgical center
Blood plasma donation center, medical or dental laboratory
Hospital, urgent care or emergency medical office
Medical, dental office or chiropractor, medical practitioner
Medical clinic

Medical day care

E. Office

Activities conducted in an office setting and generally focusing on business, professional or financial services.

Example Uses:

Offices including advertising, business management consulting, data processing, collection agency, real estate or insurance agent, professional service such as lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency

Financial services such as lender, investment or brokerage house, bank, call center, bail bonds

Counseling in an office setting

City, county, state, government office

Radio, TV or recording studio, utility office

Trade, vocational, business school

F. Outdoor Recreation

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Such activities may take place wholly outdoors or within a number of outdoor structures.

Example Uses:

Drive-in theater

Campground, travel trailer park, recreational vehicle park

Executive par three golf course

Extreme sports such as paintball, BMX or skateboarding facility

Golf course, country club, clubhouse

Outdoor entertainment activity such as batting cage, golf driving range, mini-amusement park, miniature golf facility, water park

Hunting and fishing preserve

Horse stable, riding academy, equestrian center

Outdoor shooting range

Retreat center

Sports academy for active recreational or competitive sports

Stadium, arena, commercial amphitheater

G. Overnight Lodging

Accommodations arranged for short term stays of less than 30 days for rent or lease.

Example Uses:

Apartment hotel

Hotel, motel, inn, extended-stay facility, bed and breakfast, youth hostel

H. Passenger Terminal

Public or commercial facilities for the takeoff and landing of airplanes and helicopters, and facilities for bus, taxi or limo service.

Example Uses:

Airport, heliport

Bus passenger terminal, multi-modal facility

Rail station or stop

Taxi dispatch center, limousine service

I. Personal Service

Facilities involved in providing personal services or repair services to the general public.

Example Uses:

Animal care (animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding place, animal shelter, kennel, doggy day care)

Laundromat

Funeral home, funeral parlor, mortuary, undertaking establishment, commercial wedding chapel

Hair, nail, tanning, massage therapy and personal care service, barber, beauty shop

Photocopy, blueprint, package shipping and quick-sign service, printing and publishing, security service

Tattoo/body piercing shop, palmist, psychic, medium, fortune telling, massage therapy

Appliance, bicycle, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair

Taxidermist, tailor, milliner, upholsterer, locksmith

J. Restaurant/Bar

Establishments that prepare and sell food or drink for on- or off-premise consumption.

Example Uses:

Bar, tavern, cocktail lounge, nightclub, brew pub
Eating and drinking establishment
Pizza delivery facility
Restaurant, fast-food restaurant, take-out, yogurt or ice cream shop

K. Retail Sales

Facilities involved in the sale, lease, or rental of new or used products.

Example Uses:

Sale, lease or rental of alcoholic beverages, antiques, appliances, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, fuel (including gasoline and diesel fuel), furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, office supplies, package shipping, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, printed materials, produce, souvenirs, sporting goods, stationery, tobacco, used or secondhand goods, vehicle parts and accessories, videos, and related products.

Art studio, gallery
Check cashing
Drop-in child care center
Pawnshop
Seafood market
Convenience store (with gas)
Convenience store (without gas)
Dry-cleaning or laundry drop-off facility

L. Vehicle Sales

Direct sales, rental or leasing of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

Example Uses:

Boats and other recreational vehicle sales
Vehicle sales, rental, or leasing

M. Water-Oriented

Uses that require direct access to navigable waters.

Example Uses:

Boat livery
Dock or pier (commercial)
Dry storage of boats
Ferry/water taxi
Marina
Wet storage of boats (commercial)

10.2.4 Industrial Use Categories**A. Heavy Industrial**

Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited.

Example Uses:

Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause
Asbestos, radioactive materials
Animal processing, packing, treating, and storage, livestock or poultry slaughtering, concentrate plant, processing of food and related products,

10.2.4 Industrial Use Categories

production of lumber, tobacco, chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing, Automobile dismantlers and recyclers, commercial feed lot Bulk storage of flammable liquids, chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products
 Concrete batching and asphalt processing and manufacture, batch plant
 Earth moving, heavy construction equipment, transportation equipment
 Detention center, jail, prison
 Explosives, fabricated metal products and machinery
 Impound lot, wrecker service includes vehicle wreckers, auto storage, wrecking, junk or salvage yard
 Day-labor hall, leather and leather products includes tanning and finishing
 Manufactured or modular housing sales
 Petroleum, liquefied petroleum gas and coal products and refining
 Primary metal manufacturing
 Pulp mill, rubber and plastic products, rubber manufacturing
 Scrap metal processors, sawmill, secondary materials dealers
 Trailer leasing, auction vehicle, broker vehicle, pawn shop vehicle
 Tire recapping, tobacco products, transportation equipment

B. Light Industrial

Manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the facility.

Example Uses:

Brewery, winery
 Bus or rail transit vehicle maintenance or storage facility
 Contractors storage including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site

Crematorium, pet crematorium
 Electronics service center
 Food beverage products except animal slaughter, stockyards
 Lawn, tree or garden service
 Laundry, dry-cleaning, and carpet cleaning plants
 Leather and leather products except tanning and finishing
 Lumberyard and wood products, sheet metal shop, soft drink bottling
 Stone, clay, glass, and concrete products
 Bulk mailing service
 Clothing, textile apparel manufacturing
 Office showroom/warehouse
 Printing, publishing, and lithography
 Production of artwork and toys, sign-making, movie production facility, photo-finishing laboratory
 Repair of scientific or professional instruments and electric motors
 Sheet metal, welding, machine, tool repair shop or studio
 Woodworking, including cabinet makers and furniture manufacturing

C. Research and Development

A facility focused primarily on the research and development of new products.

Example Uses:

Laboratories, offices, and other facilities used for research and development by or for any individual, organization, or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research, and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product.

D. Self-Service Storage

Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.

Example Uses:

Warehouse, self-service, fully enclosed indoor multi-story storage, mini-warehouse

E. Vehicle Service

Repair and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

Example Uses:

Audio and alarm system installation, custom accessories, quick lubrication facilities, auto detailing, minor scratch and dent repair, bedliner installation, glass repair/replacement, tire sales and mounting, full- or self-service vehicle wash

Alignment shop, body shop, engine replacement or overhaul, repair of cars, trucks, RVs and boats, repair or replacement of brakes, shocks, mufflers and transmissions

Service station

Towing service, truck service, vehicle towing station

F. Warehouse and Distribution

Facilities involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.

Example Uses:

Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store

Bus barn

Commercial packing for fruits and vegetables

Distribution facility, central postal facility

Freight, service facility

Outdoor storage yard

Parcel services

Railroad switching yard, freight terminal, piggyback yard

Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred

Trailer storage, drop off lot

Truck or motor freight terminal, service facility

Trucking operation

Warehouse

G. Waste-Related Service

Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.

Example Uses:

Animal waste processing

Garbage or refuse collection service (office and truck fleet)

Landfill

Manufacture and production of goods from composting organic material

Recycling facility including recyclable material storage, recycling drop-off facility, recycling buy-back center, recycling collection center

Solid or liquid waste transfer station, waste incineration

H. Wholesale Trade

Facilities involved in the sale, lease, or rent of products to industrial, institutional or commercial businesses only. The use emphasizes on-site sales or order-taking and often includes display areas. Businesses may or may not be open to the general public, but sales to the general public are not permitted. Products may be picked up on-site or delivered to the customer.

Example Uses:

Mail-order house

Sale or rental of machinery, equipment, heavy equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, plumbing supplies, janitorial supplies, restaurant equipment, and store fixtures

Wholesale sales of food, clothing, auto parts, building hardware and similar products

10.2.5 Open Use Categories

A. Agriculture

Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, conservation, and the secondary industries associated with agricultural production.

Example Uses:

Agricultural airstrip

Animal raising including horses, hogs, cows, sheep, goats, and swine, poultry, rabbits, and other small animals, apiculture, aquaculture, dairying, personal or commercial animal breeding and development

Crop production, soil preparation, agricultural services, large animal and veterinary services, farm labor and management services

Floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture, sale of agriculture products

Fish hatcheries and preserves

Grain, fruit, field crop and vegetable cultivation and storage

Hunting, trapping and game propagation

Livestock, horse, dairy, poultry and egg products

Livestock auction

Milk processing plant

Packing house for fruits or vegetables

Plant nursery, plant nursery with landscape supply

Poultry slaughtering and dressing

Timber tracts, forest nursery, gathering of forest products

B. Resource Extraction

Characterized by uses that extract minerals and other solids and liquids from land.

Example Uses:

Dredging, earth extraction

Extraction of phosphate or minerals

Extraction of sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing

Stockpiling of sand, gravel, or other aggregate materials

SEC. 10.3 RESIDENTIAL USE STANDARDS

10.3.1 Detached Living

Detached living may take place within the Single-Family House building type only.

10.3.2 Attached Living

Attached living may take place within the Attached House and Row House building types only.

10.3.3 Multifamily Living

Multifamily living may take place within the Apartment House, Apartment, General and Shopfront building types only.

10.3.4 Upper Story Living

Upper story living may take place within the General, Shopfront and Workshop building types.

10.3.5 Manufactured Home Park

All manufactured home parks located in the Rural, Estate, or Suburban context shall be subject to the following standards.

- A.** No manufactured home park may be located on a site less than 10 acres.
- B.** When located within 600 feet of a ground floor residential use, a high intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed around the property. An equivalent alternative

buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.

- C. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the mobile home park, to the nearest property line of the premises where the ground floor residential use is occurring.
- D. All structures including but not limited to: buildings; parking pads; and parking spaces shall be set back a minimum of 75 feet from all property lines.

SEC. 10.4 PUBLIC USE STANDARDS

10.4.1 Civic

A. Police, Fire, EMS Station and Sub-station

A low intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed along any common property line adjacent to a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.

B. Places of Worship

- 1. When located in any large lot residential or residential district a place of worship shall be located on a corner lot no smaller than 20,000 square feet.
- 2. When located in any large lot residential or residential district, all parking shall be located on the same site, contiguous site, or in a district that allows commercial parking as principal use.

10.4.2 Parks and Open Space

A. Cemetery and Mausoleum

- 1. Cemeteries shall be located on sites of at least four acres.
- 2. A mausoleum which is not located in a cemetery shall be located on a site of at least one acre.

- 3. All structures located in a cemetery of six feet in height or over including, but not limited to mausoleums, monuments and buildings, and all mausoleums not located in a cemetery and regardless of height shall be set back at least 50 feet from each lot line and public right-of-way.
- 4. All graves or burial lots shall be set back at least 30 feet from each lot line and any public right-of-way.
- 5. A low intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed along any common property line adjacent to a residential building type or ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.

10.4.3 Minor Utilities

A. Amateur Radio Operator Tower (65 feet or less)

- 1. The tower shall be located so that no part of the antenna or its elements encroaches within the required side or rear yard setbacks or within ten feet of any easement for overhead electric distribution or transmission lines.
- 2. The tower height shall be established as the tallest point of the supporting tower and shall not include antenna mast or antenna elements affixed to the tower.
- 3. No more than one such tower shall be located on a lot.
- 4. The request for a building permit shall be accompanied by a copy of a valid Amateur Radio Operators license issued by the FCC for the location being requested.
- 5. A tower shall not be structurally installed in such a way that it could fall onto a neighbor's property during normal operations or in the event of high winds. Installation shall conform to all local building code and structural design requirements pertaining to wind loading and structural strength characteristics protecting against collapse of the tower.

B. Stealth Wireless Communication Device

Stealth Wireless Communication Devices may be permitted when attached to any existing conforming structure subject to the following standards.

1. Height

The top of the stealth wireless communication device may not be more than 12 feet above the facility to which it is attached.

2. Setbacks

The facility to which the stealth wireless communication device will be attached shall maintain the required standards for the respective building type.

3. Aesthetics

Any stealth wireless communication device, including feed lines and antennae, shall be designed so as to be compatible with the facade, roof, wall or facility on which it is affixing so that it matches the existing structural design, color and texture.

C. Electric, Telephone, and Cable Transmission Lines

1. All new utilities in the Suburban and Urban contexts, including but not limited to electric, telephone and cable services, shall be placed underground. Temporary construction service may be permitted above ground.
2. The applicant shall make the necessary arrangements including the provision of any easements to or any construction or installation charges with each of the serving utilities for the installation of such facilities and shall be subject to all applicable laws and regulations for their construction.
3. Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts, and other facilities necessarily appurtenant to such underground utilities may be placed above the ground in a location approved by the Parish provided they remain clear of any sidewalk, bicycle or pedestrian way.

10.4.4 Major Utility Use Standards

A. Wireless Communication Tower and Facilities (WCTF)

All proposed WCTF towers and facilities shall comply with the following standards.

1. Location

The location, size and design of all wireless communication towers and facilities shall be such that minimal negative impacts results from the facility. A new WCTF may not be approved nor shall any zoning or building permit for a new WCTF be issued unless the applicant certifies that the WCTF equipment planned for the proposed tower cannot be accommodated on any existing or approved tower or other structure due to one or more of the following reasons:

- a. The planned equipment would exceed the structural capacity of existing or approved structure and those structures cannot be reinforced to accommodate planned or equivalent equipment at a reasonable cost.
- b. The planned equipment would result in technical or physical interference with or from other existing or planned equipment and the interference cannot be prevented at a reasonable cost.
- c. There is no appropriate existing or pending structure to accommodate the planned equipment.
- d. Other reasons that make it impractical to place equipment planned by the applicant on existing or approved structures.

2. Height

Building type height restrictions do not apply to WCTF towers. WCTF tower height may not exceed the standards established in the table below. Any tower greater in height than permitted in the table below shall require a special use permit.

| Districts | Tower Height (max) |
|---------------------------------|--------------------|
| Large Lot Residential Districts | 150 ft. |
| Residential Districts | 120 ft |
| Mixed Use/Commercial Districts | 150 ft |
| Special Purpose Districts | 200 ft. |

3. Setbacks

A minimum setback equal to the height of the tower shall be maintained between any support structure and any lot line within a large lot residential or residential district.

4. Distance and Spacing

All WCTF towers and facilities shall be separated by a minimum distance of one-quarter mile as measured from property line to property line.

5. Screening and Fencing

- a. Existing on-site vegetation shall be preserved to the maximum extent practicable and shall be supplemented as required by the Parish.
- b. Where the site is within or abuts a large lot residential district, residential district, or public land or streets, a high intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed along the side of the abutting property.
- c. Security fencing shall be required around the base and guy anchors of any tower.

6. Lighting

Towers shall not be artificially lighted unless required by the Federal Aviation Administration (FAA) or other governmental authority. Any lighting required by the FAA shall be of the minimum intensity and the number of flashes per minute (i.e., the longest duration between flashes) allowed by the FAA. Dual lighting standards shall be required and strobe lighting standards prohibited unless required by the FAA. The lights shall be oriented so as not to project directly onto surrounding residential property, consistent with FAA requirements.

7. Submittal Requirements

All applicants for a WCTF tower and facility shall submit the following documents to the Administrator:

- a. A site plan showing property boundaries, tower, guy wire anchors, existing structures, proposed transmission buildings and other accessory uses, access, parking, fences, a landscaping plan and existing abutting land uses around the site.
- b. A study from a professional engineer which specifies the tower height and design including a cross-section of the structure, demonstrates the tower's compliance with applicable structural standards, including a certification that the tower will withstand at a minimum sustained winds in accordance with the appropriate building code, and a description of the tower's capacity, including the number and type of antennas which it can accommodate.
- c. Written statements that the proposed tower will comply with regulations administered by the Federal Aviation Administration, Federal Communications Commission, and all applicable governmental bodies or that the tower is exempt from those regulations; and
- d. A letter of intent committing the tower owner and his or her successors to allow shared use of the tower if capacity exists based on existing and planned use, and if a future applicant agrees in writing to pay any reasonable charge of shared use, the potential use is technically compatible and the future applicant is in good standing.

8. Exemptions

The following shall not be subject to the requirements of this paragraph:

- a. Regular maintenance or upgrade of antenna elements of any existing wireless communications facility that does not include the addition of any new antenna elements, feed lines, or associated

10.5.1 Day Care

support equipment on the facility or the placement of any new wireless communications facility.

- b. Any government-owned wireless communications facility, upon the declaration of a state of emergency by federal, state, or local government, and a written determination of public necessity by a Parish designee; except that such facility must comply with all federal and state requirements. No wireless communications facility shall be exempt from the provisions of this section beyond the duration of the state of emergency.
- c. Antenna-supporting structures, antennae and/or antenna arrays for AM/FM/TV/HDTV broadcasting transmission facilities that are licensed by the Federal Communications Commission.

SEC. 10.5 COMMERCE USE STANDARDS

10.5.1 Day Care

A. General Provisions

1. The minimum site for a day care center in a residential building type shall be 20,000 square feet
2. A facility that is located in a large lot residential or residential district shall be located in a building type consistent building types permitted in the district in which it is located.
3. Sufficient off-street passenger drop-off and passenger loading area shall be provided on-site consistent with the requirements of Sec. 13.7, Off-Street Loading.

B. Adult Day Care Center

1. No adult day care center may be located within 1,500 feet of any other adult day care center.
2. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the adult day care

center is located, to the nearest property line of the premises of any other adult day care center.

C. Day Care Center for Children

1. No day care center for children proposed to be located in a large lot residential or residential district may be located within 1,500 feet of any other day care center for children.
2. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the day care center for children is located, to the nearest property line of the premises of any other day care center for children.
3. The maximum number of children to be accommodated on site shall be specified.
4. Enrollment shall mean the total number of children on site at any one time.
5. No playground equipment shall be permitted within the front building setback.

10.5.2 Indoor Recreation

A. Adult Oriented Establishment

The West Feliciana Police Jury finds that adult oriented establishments have a negative secondary effect on both the commercial and residential properties, resulting in blight and the downgrading of property values, increased criminal activity, and an adverse health impact. The following standards shall apply to all adult oriented establishments.

1. It shall be a violation of this development ordinance for a person, corporation, or other legal entity to operate or cause to be operated any adult oriented establishment within 1,500 feet of:
 - a. A duly organized and recognized place of worship;
 - b. A public or private elementary or secondary school;
 - c. A public or private day care facility or kindergarten;

- d. A residential use;
 - e. A public park; or
 - f. Any other adult oriented establishment
2. For the purpose of 10.5.2A, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the adult oriented establishment is located, to the nearest property line of the premises of a place of worship, public or private elementary or secondary school, public or private day care facility or kindergarten, residential use, public park or any other adult oriented establishment.

10.5.3 Outdoor Recreation

A. Generally

All outdoor recreational uses located in the Estate, Suburban or Urban context that are equipped with outdoor lighting shall be subject to the following standards:

1. When located within 400 feet of a ground floor residential use, a low intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.
2. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the outdoor recreational use, to the nearest property line of the premises where the residential use is occurring.
3. All field lighting shall meet the requirements of Article 15, Outdoor Site Lighting.

B. Campground, Travel Trailer Park, and RV park

All campground, travel trailer park or RV park uses located in the Estate, Suburban or Urban context shall be subject to the following standards:

1. No campground, travel trailer park or RV park may be located on a site less than 10 acres.
2. When located within 600 feet of a ground floor residential use, a high intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.
3. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the campground, travel trailer park or RV park use, to the nearest property line of the premises where the residential use is occurring.
4. All structures including but not limited to: buildings; camp sites; parking pads; and parking spaces shall be set back a minimum of 75 feet from all property lines.

C. Horse Stable, Riding Academy Equestrian Center

The following standards apply to all horse stables, riding academies, or equestrian centers in the Natural, Rural, Estate and Special contexts.

1. No horse stable, riding academy or equestrian center may be located on a site less than 10 acres.
2. All stables, rings, or other accessory structures shall be a minimum of 100 feet from any property line.
3. The buildings located on the site may not cover more than five percent of the site.

D. Hunting and Fishing Preserve

The following standards apply to all hunting and fishing preserves in the Natural, Rural, Estate and Special contexts.

1. No hunting or fishing preserve may be located on a site less than 80 acres.

2. The buildings located on the site may not cover more than five percent of the site.
3. No single building on the site may be larger than 10,000 square feet.

E. Retreat Center

The following standards apply to all retreat centers in the Natural, Rural, Estate and Special contexts.

1. No retreat center may be located on a site less than 40 acres.
2. The buildings located on the site may not cover more than five percent of the site.
3. No single building on the site may be larger than 30,000 square feet.

10.5.4 Personal Service

A. Animal Care

1. Outdoor runs shall only be permitted in the Natural, Rural, Estate, Suburban, and Special contexts.
2. Outdoor runs in the Suburban context shall only be permitted on sites larger than one acre in size.
3. When located within 400 feet of a ground floor residential use, animal care facilities with outdoor runs in the Estate and Suburban contexts a low intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.
4. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the animal care facility, to the nearest property line of the premises where the residential use is occurring.
5. All overnight care of animals in the Suburban or Urban context must occur indoors and all pens, kennels and runs must be located within an enclosed building.

10.5.5 Restaurant/Bar

A. Restaurant/Bar in the Residential Multifamily Districts

The following standards shall apply to restaurants or bars allowed by special use permit in either the S-RM-3 or U-RM-3 districts.

1. Part of the contiguous use shall be within 100 feet of the right-of-way of a street intersection.
2. The use shall be located on the first floor of a two story or greater building.
3. Maximum floor area of each individual use may not exceed 4,000 square feet.
4. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.
5. Neither drive-thru nor pick-up windows are allowed.

B. Restaurant/Bar in the Residential Mixed Use Districts

The following standards shall apply to restaurants or bars allowed in the Suburban or Urban context Residential Mixed Use districts.

1. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.
2. Neither drive-thru nor pick-up windows are allowed.
3. In the Suburban or Urban context, a low intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed along the common property line adjacent to a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.

C. Restaurant/Bar in the Main Street Districts

The following additional standards shall apply to restaurants or bars allowed in all Main Street districts.

1. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.

2. Neither drive-thru nor pick-up windows are allowed.

10.5.6 Retail Sales

A. Art Studio/Gallery

The following standards apply to art or photography studios or galleries permitted in either the S-RM-3 or U-RM-3 districts.

1. Part of the contiguous use shall be within 100 feet of the right-of-way of a street intersection.
2. The use shall be located on the first floor of a two story or greater building.
3. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.

B. Convenience Store with Gas Pumps, Gas Station

1. General Standards

- a. The primary building, including the full canopy, shall conform to all building envelope standards.
- b. Gasoline pumps, tanks, vents and pump islands shall be located no closer than 20 feet to any side or rear property line or right-of-way.
- c. No sign of any type or any gasoline pump or tank shall be located within 20 feet of a residential building type.
- d. A high intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed along any common property line adjacent to a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.

2. Fuel Canopies

- a. Fuel canopies shall not be located closer than 15 feet to any side or rear property line or right-of-way.
- b. No fuel canopy shall exceed a height of 20 feet.

- c. Fuel canopies shall be integrated architecturally with the design of the principal building and shall be complementary to the overall color scheme of the building façade from which it projects.
- d. Fuel canopy lighting shall not extend beyond the area beneath the canopy and all fixtures shall be recessed, including any fixture or lens.

3. Single-Bay Automatic Car Wash

An accessory single-bay automatic (not self-service) car wash completely enclosed except for openings necessary to allow entry and exit of vehicles may be permitted subject to the following:

- a. The car wash structure shall be located no closer than 50 feet to any side or property line adjacent to a residential building type.
- b. The car wash structure shall be constructed of building materials consistent with that of the principal building, including the roof.
- c. When located adjacent to a residential building type, the car wash facility shall not operate before 6 AM or after 10 PM.

C. Convenience Store without Gas Pumps

The following standards apply to convenience stores without gas pumps permitted in either the S-RM-3 or U-RM-3 districts.

1. Part of the contiguous use shall be within 100 feet of the right-of-way of a street intersection.
2. The use shall be located on the first floor of a two story or greater building.
3. Maximum floor area of each individual user may not exceed 4,000 square feet.
4. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.

D. Dry Cleaning Pick Up Station

The following standards apply to dry cleaning pick up stations permitted in either the S-RM-3 or U-RM-3 districts.

10.5.7 Vehicle Sales

1. Part of the contiguous use shall be within 100 feet of the right-of-way of a street intersection.
2. The use shall be located on the first floor of a two story or greater building.
3. Maximum floor area of each individual user may not exceed 4,000 square feet.
4. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.

10.5.7 Vehicle Sales**A. General Provisions**

1. A high intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed along any common property line adjacent to a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.
2. All outdoor lighting shall be directed downward and shall not glare onto any property occupied by a residential building type. All outdoor lighting shall meet the requirements of ARTICLE 15, Outdoor Site Lighting.
3. New car display may not be artificially elevated above the general topography of the site.
4. No banners, steamers, balloons or similar advertising devices, temporary or portable signs, reader board signs, roof-mounted signs or tents may be permitted.
5. No outside speaker system shall be allowed.

B. Main Street Districts

1. The following additional standards shall apply to all vehicle sales facilities in the Suburban and Urban Main Street districts.

2. The sales and leasing of motor vehicles for display shall be conducted within a fully-enclosed building. The outdoor display and storage of vehicles for sale or rental or shall not be permitted.
3. A maximum of two service bay doors no more than 24 feet in width each shall be allowed. No more than one bay door shall be allowed on each side of the building.

SEC. 10.6 INDUSTRIAL USE STANDARDS**10.6.1 Heavy Industrial****A. Radioactive Materials**

1. A high intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.
2. No person, corporation, or other legal entity may operate any radioactive materials or waste facility within 2,500 feet of:
 - a. A public or private elementary or secondary school;
 - b. A public or private day care facility or kindergarten;
 - c. A residential use; or
 - d. A public park.
3. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the radioactive materials or waste facility is located, to the nearest property line of the premises of a public or private elementary or secondary school, public or private day care facility or kindergarten, residential use, or public park.

B. Scrap Metal Processors and Wrecking Junk or Salvage Yards

The following standards shall apply to scrap metal processors or wrecking, junk or salvage yards in the Rural, Suburban, Urban or Special context.

1. A high intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.
2. No person, corporation, or other legal entity may operate any scrap metal processors or wrecking, junk or salvage yard within 1,500 feet of:
 - a. A public or private elementary or secondary school;
 - b. A public or private day care facility or kindergarten;
 - c. A residential use; or
 - d. A public park.
3. For the purpose of this paragraph, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the scrap metal processors and wrecking, junk or salvage yard is located, to the nearest property line of the premises of a public or private elementary or secondary school, public or private day care facility or kindergarten, residential use, or public park.

10.6.2 Self-service Storage

A. General

1. With the exception of lighting fixtures and climate controls, no electrical power supply may be accessible to the renter/lessee of the storage unit.
2. The following activities shall be prohibited on the premises:
 - a. Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
 - b. Operation of a transfer-and-storage business.
 - c. Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment except when needed for maintenance of the use.

- d. Any activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- e. Storage of hazardous chemicals, flammable liquids, or combustible and explosive materials.
- f. Habitation of storage units by humans or animals.

B. Warehouse, Self-service, Mini-warehouse

1. All storage shall be contained within a fully-enclosed building. However, the storage of boats, RV's or other similar vehicles may be permitted in accordance with ARTICLE 16, Outdoor Storage and Display.
2. A high intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed along any common property line adjacent to a residential use. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.
3. Where the end wall of a self-service storage building is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least six feet.

C. Warehouse, Self-Service, Indoor Multi-story

1. All warehouse storage on the property shall be in a minimum two-story, single-enclosed building.
2. All storage units shall be accessed internally.
3. External doors to individual units shall not be permitted.
4. One consolidated loading area is permitted to the rear or side of the building.
5. All storage of boats, RV's or other similar vehicles shall be in the single-enclosed building.

10.6.3 Vehicle Service

A. General Provisions

1. A high intensity buffer as established in 14.2.5, District Boundary Buffers by Context, shall be installed along any common property line adjacent to a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.
2. All outdoor lighting shall be directed downward and shall not glare onto any property occupied by a residential building type. All outdoor lighting shall meet the requirements of ARTICLE 15, Outdoor Lighting.
3. No banners, steamers, balloons or similar advertising devices, temporary or portable signs, reader board signs, roof-mounted signs or tents may be permitted.
4. No outside speaker system shall be allowed.

B. Main Street Districts

The following additional standards shall apply to all vehicle sales facilities in the Suburban and Urban Main Street districts.

1. The service and repair of all motor vehicles shall be conducted within a fully-enclosed building. The outdoor display and storage of vehicles shall not be permitted.
2. A maximum of two service bay doors no more than 24 feet in width each shall be allowed. No more than one bay door shall be allowed on each side of the building.

SEC. 10.7 OPEN USE STANDARDS

10.7.1 Agriculture

With the exception of fences, all structures for keeping and raising livestock shall be at least 100 feet from all property lines.

SEC. 10.8 ACCESSORY USES

10.8.1 General

- A. Unless otherwise expressly stated, accessory uses are permitted in conjunction with allowed principal uses. Accessory uses must be accessory and clearly incidental and subordinate to a permitted principal use.
- B. No accessory use may be established on a lot prior to the establishment of a permitted principal use.
- C. The **Police Jury** is authorized to determine when a structure or use meets the definition of an accessory use. In order to classify a structure or use as accessory, the Administrator must determine that the use:
 1. Is subordinate to the principal use in terms of area, extent and purpose;
 2. Contributes to the comfort, convenience or necessity of occupants of the principal use served;
 3. Is located on the same lot as the principal structure or use, or on a contiguous lot in the same ownership;
 4. Does not involve operations not in keeping with the character of the principal use served; and
 5. Is not of a nature likely to attract visitors in larger numbers than would normally be expected.

10.8.2 Home Occupations

A. Prohibited Home Occupations

The following uses are not permitted as home occupations. There shall be no group instruction of more than two people in connection with a home occupation.

1. Vehicle and/or body and fender repair.
2. Outdoor repair.
3. Food handling, processing or packing, other than services that utilize standard home kitchen equipment.

4. Medical or dental lab.
5. Restaurant.
6. Bulk storage of flammable liquids.
7. Funeral homes and mortuaries.
8. Kennels.
9. Commercial parking.
10. Retail sales as a principal use.

B. Class A

The intent of a Class A home occupation is to permit very limited activities in a residential dwelling provided such activities do not impact or detract from the residential character of the neighborhood. A Class A home occupation must be deemed an accessory use and no further approval is required, provided the use meets the following.

1. The use of the dwelling unit for Class A home occupation must be clearly incidental and subordinate to its use for residential purposes by its occupants, and must under no circumstances change the residential character of the structure.
2. There must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of a home occupation.
3. No business, storage or warehousing of material, supplies or equipment is permitted outside of the primary dwelling unit.
4. No equipment or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.
5. No display of products is visible from the street.
6. A Class A home occupation is subject to all applicable licenses and business taxes.

7. With the exception of one employee, no persons other than members of the family residing on the premises may be engaged in the home occupation.
8. Storage space and the operation of the business inside the dwelling unit may not exceed 25 percent of the floor area of the residence.
9. No signage is permitted.

C. Class B

A Class B home occupation is a business, profession, occupation or trade conducted for gain or support within a residential dwelling or its accessory buildings that requires employees, customers, clients or patrons to visit the home. A Class B home occupation is permitted as a special use provided that the Police Jury determines that:

1. It is carried on by a person residing on the premises and employs no more than two employees not living on the premises.
2. No more than 20 percent of the total floor area of the residence is used for the home occupation.
3. No more than two vehicles are used in the conduct of the home occupation, and such vehicles are parked off the street.
4. No merchandise or commodity is sold on the premises, except what is incidental to the home occupation.
5. No mechanical equipment is installed or used except such that is normally used for domestic or professional purposes.
6. No expansion is permitted outside the principal structure that houses the home occupation, except that which is necessary to house vehicles used in the conduct of home occupation.
7. The use will not create undue traffic congestion or create a traffic hazard.
8. Advertising signs shall be limited to one unlighted wall sign no larger than three square feet in area, attached to the structure housing the home occupation.

10.8.3 Accessory Dwellings Units

A. Existing Lot of Record

An accessory dwelling unit (subject to the standards listed below) may be permitted by the Police Jury as a special use permit under 18.2.8, Special Use Permit, on an existing residential legal lot of record.

B. New Development

One accessory dwelling unit is permitted by right (subject to the standards listed below) on a lot platted after the effective date of this development ordinance. One additional accessory dwelling unit may be permitted by the Police Jury as a special use permit under 18.2.8, Special Use Permit.

C. Standards

1. The living area of the accessory dwelling unit may not exceed the living area of the principal structure.
2. The owner of the property must occupy either the primary structure or the accessory dwelling.
3. One additional parking space on the same premises is required for the accessory dwelling unit.

10.8.4 Drive-Through Facilities

- A. A drive-through is permitted in conjunction with a permitted ground floor nonresidential use, except where expressly prohibited elsewhere in this development ordinance.
- B. The drive-through facility must orient to an alley, driveway, or interior parking area, and not a street.
- C. None of the drive-through facilities (e.g., driveway queuing areas, windows, teller machines, service windows, kiosks, drop-boxes, or similar facilities) can be located within 20 feet of a street and may not be oriented to a street corner.
- D. The minimum spacing of drive-through facilities receiving access onto the same street is 400 linear feet along that street's block face (same side of street).

SEC. 10.9 TEMPORARY USES

Certain uses are temporary in character. They vary in type and degree, as well as length of time involved. Such uses may have little impact on surrounding and nearby properties or they may present questions involving potential incompatibility of the temporary use with existing uses. Unless otherwise specified in this development ordinance, the following regulations govern temporary uses.

10.9.1 Temporary Uses Exempt from Permit

The following permitted temporary uses do not to obtain a temporary use permit.

A. Garage or Yard Sales

Private sales are limited to two sales per dwelling unit each calendar year and the length of each permitted sale shall not exceed three consecutive days, except that the Administrator may permit a third sale in any calendar year upon submission of sufficient proof a change in ownership of the residential premises on which the sale is to be conducted.

B. Storage PODS

1. One storage pod for off-site storage of household or other goods located in any setback is permitted for a maximum of 30 consecutive days.
2. The storage pod must be placed completely on-site (and is not permitted to be placed in any type of public right-of-way).
3. The storage POD must be placed on a paved surface.

C. Construction Dumpsters

One construction dumpster is permitted on on-site in association with a valid building permit. The use of such a dumpster is strictly limited to the time actively underway. In no event can the use of dumpster continue past expiration of the building permit.

10.9.2 Temporary Use Permit Required

The following temporary uses are allowed subject to approval of a temporary use permit in the frequency stated below except that no property may have more than four of the events listed below in one calendar year.

A. Commercial Circuses, Carnivals or Fairs

Commercial circuses, carnivals or fairs, for not more than two consecutive weeks in any calendar year.

B. Temporary Religious or Revival Activities

Temporary religious or revival activities in tents in association with a place of worship, for not more than two consecutive weeks in any calendar year.

C. Special Events

Special events occurring no longer than seven consecutive days once every three months.

D. Grand Opening Sales

Grand opening sales, including outside food and beverage vending, for three consecutive days, once per zoning permit.

E. Other Temporary Uses

Other temporary uses similar in nature to the ones listed above, with corresponding limitations, as determined by the Police Jury.

10.9.3 Manufactured Home or Trailer for Temporary Use

- A. After approval by the Administrator, a manufactured home or trailer may be used as a temporary office, security shelter, or shelter for materials or tools (but not for residential purposes or sales offices) incident to construction on or development of the premises upon which the manufactured home or trailer is located.
- B. Such use is strictly limited to the time construction or development is actively underway.

10.9.4 Real Estate Development Projects

- A. A developer may request a temporary use permit for necessary commercial promotional, storage, or fabrication activities at a development site that occur during construction of that developer's project.
- B. When the request is for a temporary sales office, model home, or apartment, the application must list the lots, apartment units, or dwelling units to be initially sold.
- C. The temporary use permit will be restricted to only those activities and properties listed on the petition. Such activities may not include any sale of properties outside the development site or any resale of properties.
- D. The following uses in connection with such a project require a temporary use permit:
 - 1. Offices for sale of real estate or for persons engaged in the development.
 - 2. Model homes or sample apartments.

ARTICLE 11. OVERLAY DISTRICTS

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SEC. 11.1 HISTORIC OVERLAY DISTRICT (-H)

11.1.1 District Established

The Historic Overlay District (-H) is hereby established. All Historic Overlay Districts shall be adopted consistent with Sec. 18.3 Historic Preservation, and shall be shown on the Official Zoning Map.

11.1.2 Certificate of Appropriateness Required

In a designated Historic Overlay District, no building, structure, or site shall be constructed, altered, repaired, relocated or demolished unless the action meets with the requirements set forth in Sec. 18.3 of this development ordinance for compliance with the Design Review Guidelines adopted for the District for issuance of a Certificate of Appropriateness.

11.1.3 District Standards

The standards and design guidelines associated with each Historic Overlay District shall be established as set forth in Sec. 18.3, Historic Preservation.

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SEC. 12.1 GENERAL PROVISIONS

12.1.1 Applicability

The regulations of this section apply to all development within West Feliciana Parish.

12.1.2 Improvements

- A. The applicant shall file complete construction plans covering all required improvements, utility easement location and such other plans and documents as may be required by the Parish. The applicant shall enter into a contract with the Parish, approved as to form and legality by the Parish Attorney, to make, install and complete all required improvements and easement dedications.
- B. All improvements and construction required under this development ordinance shall conform to all standards and specifications of the Parish pertaining to the construction of any facilities regulated by the Parish's design standards.
- C. Prior to any sale of land in the proposed subdivision, the applicant shall have either installed improvements specified in this development ordinance as shown on approved construction drawings or guaranteed the installation of improvements specified under this development ordinance by a bond with surety accepted by the Police Jury.
- D. No public services or utilities may be extended or furnished to any development until the applicant has either installed the improvements specified in this development ordinance as shown on approved construction drawings or guaranteed the installation of improvements specified under this development ordinance by a bond with surety accepted by the Police Jury. All Utilities shall be in accordance with the West Feliciana Parish Water and Wastewater specifications.
- E. All required improvements shall be designed and installed so as to provide for a system of utilities, storm water and streets and to create continuity of improvements between adjacent properties. Pedestrian, vehicle, water, wastewater and drainage improvements shall be extended to the edge of a subdivision.

12.1.3 Easements and Dedication

All dedications of property to the Parish for public purposes shall be made in fee title except that, at the Police Jury's discretion, the grant of an easement to the Parish may be taken for the following purposes: recreational easements, conservation easements, access easements, or public utility or infrastructure easements. All easements shall be dedicated to the Parish using documents approved as to form and legality by the Parish Attorney. All dedications in fee and grants of easements shall be free of liens and encumbrances except for those that the Parish, in its discretion, determines would not conflict with the intended ownership and use.

SEC. 12.2 BLOCK AND CUL-DE-SAC STANDARDS

12.2.1 Block and Cul-de-sac Standards

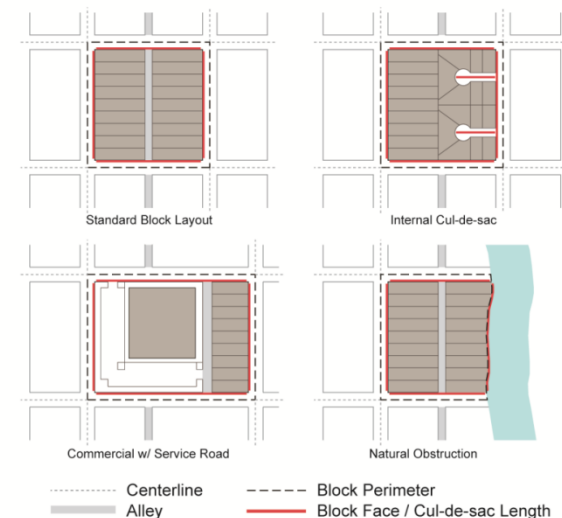
- A.** Maximum block perimeters and maximum block face and cul-de-sac length by context and zoning categories are set forth below. There are no maximum block perimeters, block face or cul-de-sac length standards in the Natural context.

| Blocks and Cul-De-Sacs | Block Perimeter (max) | Block Face / Cul-de-sac (max) |
|---------------------------|-----------------------|-------------------------------|
| Rural* | | |
| Residential Districts | n/a | n/a |
| Residential Cluster | 3,500 ft. | 1,500 ft. |
| Mixed Use District | 3,200 ft. | 1,000 ft. |
| Commercial Districts | 3,500 ft. | 1,200 ft. |
| Special Purpose Districts | n/a | n/a |
| Estate* | | |
| Residential Districts | 10,000 ft. | 2,500 ft. |
| Residential Cluster | 3,500 ft. | 1,000 ft. |
| Mixed Use District | 2,200 ft. | 650 ft. |
| Commercial Districts | 2,800 ft. | 750 ft. |
| Special Purpose Districts | n/a | n/a |
| Suburban | | |
| Residential Districts | 2,600 ft. | 750 ft. |
| Residential Cluster | 2,000 ft. | 600 ft. |
| Mixed Use District | 2,000 ft. | 600 ft. |
| Commercial Districts | 2,600 ft. | 750 ft. |
| Special Purpose Districts | 5,500 ft. | 1,800 ft. |
| Urban | | |
| Residential Districts | 2,000 ft. | 600 ft. |
| Residential Cluster | n/a | n/a |
| Mixed Use District | 1,600 ft. | 450 ft. |
| Commercial Districts | 2,200 ft. | 650 ft. |
| Special Purpose Districts | 4,000 ft. | 1,200 ft. |

- B.** Acceptable exemptions to the maximum block perimeter and block face include: slopes in excess of 25 percent; freeways; waterways, railroad lines; preexisting development; conservation areas, open space, and easements as determined by the Administrator.
- C.** A block or block face may be broken by a civic building or open lot provided the lot is at least 50 feet wide and provides perpetual pedestrian access through the lot.
- D.** The maximum block perimeters and block face may be extended by 10 percent, if the block includes a pedestrian passage a minimum of 10 feet wide available at all times to the general that connects to another street.
- E.** Any single non-industrial block face in an Urban context longer than 500 feet must include a pedestrian passage a minimum of 10 feet wide available at all times to the general public constructed in accordance to another street.

12.2.2 Block Measurement

- A.** A block is bounded by either a publicly-dedicated street or a private drive or private street that meets the requirements for a publicly-dedicated street.



12.2.3 Cul-de-sacs

- B.** A block perimeter is measured along the center line of intersecting streets that encompass the block.
- C.** A block face is that portion of a block located between the closest intersecting streets.

12.2.3 Cul-de-sacs

- A.** All cul-de-sacs shall have either a landscaped center island or be constructed of decorative concrete or concrete pavers approved by the Parish Engineer and shall meet the following standards:
- B.** A cul-de-sac shall terminate with a permanent turn-around with curb treatment consistent with the street design.

Cul-De-Sacs

| Length (max) | 12.2.1, Block and Cul-de-sac Standards |
|--|--|
| Turnaround Radii with center island (min) | 62 ft. |
| Turnaround Radii without center island (min) | 33 ft. |
| Center Island Radii (min) | 6 ft. |

- C.** Cul-de-sac length shall be measured along the center line of the cul-de-sac from the single point of access at the public right-of-way to the radius point of the turnaround.
- D.** The applicant shall provide for perpetual maintenance of the unpaved island through a property owners association or other acceptable organization.
- E.** Permitted alternatives to cul-de-sacs include loop lanes, eyebrows and similar alternatives approved by the Planning and Zoning Commission.

SEC. 12.3 STREET AND ALLEY STANDARDS

12.3.1 Applicability

- A. The following street types apply to the construction of new streets and the reconstruction of existing streets and are allowed only in the context area designated.

Street and Alley

| Applicability | Natural | Rural | Estate | Suburban | Urban | Special |
|-----------------------|---------|-------|--------|----------|-------|---------|
| Rural Local | ■ | ■ | ■ | | | ■ |
| Rural Street | ■ | ■ | ■ | | | ■ |
| Rural Parkway | ■ | ■ | ■ | | | ■ |
| Neighborhood Yield | | | | ■ | ■ | |
| Neighborhood Local | | ■* | ■* | ■ | ■ | |
| Neighborhood Street | | ■* | ■* | ■ | ■ | |
| Commercial Street | | | | ■ | ■ | |
| Avenue | | | | ■ | ■ | |
| Avenue, Parallel | | | | ■ | ■ | |
| Main Street, Angle | | | | ■ | ■ | |
| Main Street, Parallel | | | | ■ | ■ | |
| Multi-Way, Angle | | | | ■ | ■ | |
| Multi-Way, Parallel | | | | ■ | ■ | |
| Industrial | | ■ | | ■ | ■ | ■ |
| Industrial, Urban | | | | ■ | ■ | ■ |
| Residential Alley | | | ■* | ■ | ■ | |
| Mixed Use Alley | | | | ■ | ■ | ■ |

*Residential Cluster

- B. Alternative parking angles other than shown (including reverse angle parking) may be approved by the Administrator.

12.3.2 General

The applicant shall be responsible for the dedication and improvement of the streets and streetscapes in accordance with the standards of this development ordinance.

A. Construction Standards

The standards for the construction of pavement on all streets shall be in accordance with the specifications established by West Feliciana Parish.

B. Streetscapes

The applicant shall be responsible for the improvement and maintenance of all streetscapes including but not limited to; street trees, sidewalks, and planting areas abutting the applicant's property.

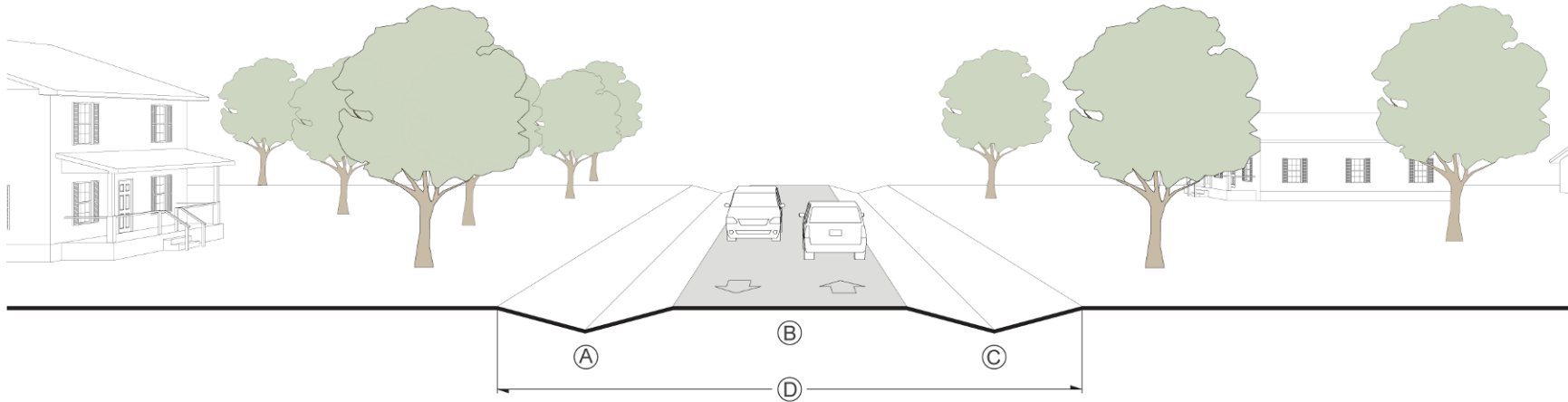
C. Payment-in-lieu

If determined by the Police Jury that construction of improvements at the time of development would result in the improvement of less than one-half of a linear block face; an equivalent payment in lieu of construction shall be required. The payment shall be deposited by the Parish in an interest bearing account for the improvement of the street and streetscape and shall be applied only to the cost of such improvements in the future.

12.3.3 Street and Alley Dimensional Standards

A. Rural Local

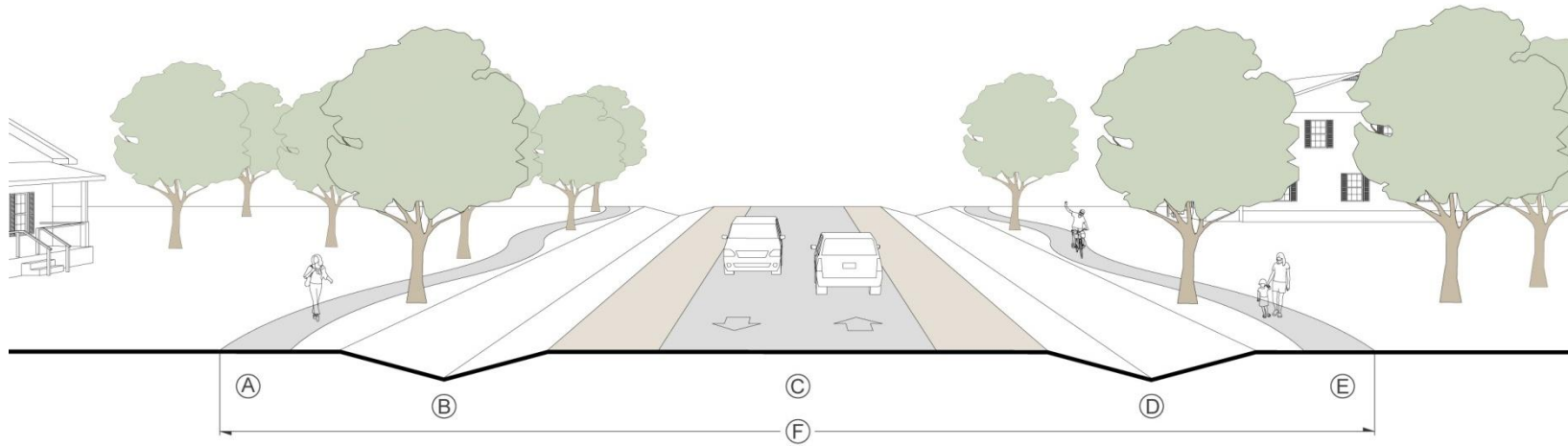
The Rural Local street is a minor local street intended for use where the predominant character is one of large lot residential and agricultural uses. The Rural Local street is only allowed within the Natural, Rural, Estate, and Special contexts.



| | Ditch & Swale (min) A | Travel Zone (max) B | Ditch & Swale (min) C | Right-of-Way (min) D | Corner Radii (min) |
|---------|-----------------------------|---------------------------|-----------------------------|----------------------------|-----------------------|
| Natural | 15 ft. | 18 ft. | 15 ft. | 48 ft. | 25 ft. |
| Rural | 15 ft. | 18 ft. | 15 ft. | 48 ft. | 25 ft. |
| Estate | 15 ft. | 18 ft. | 15 ft. | 48 ft. | 25 ft. |
| Special | 15 ft. | 18 ft. | 15 ft. | 48 ft. | 25 ft. |

B. Rural Street

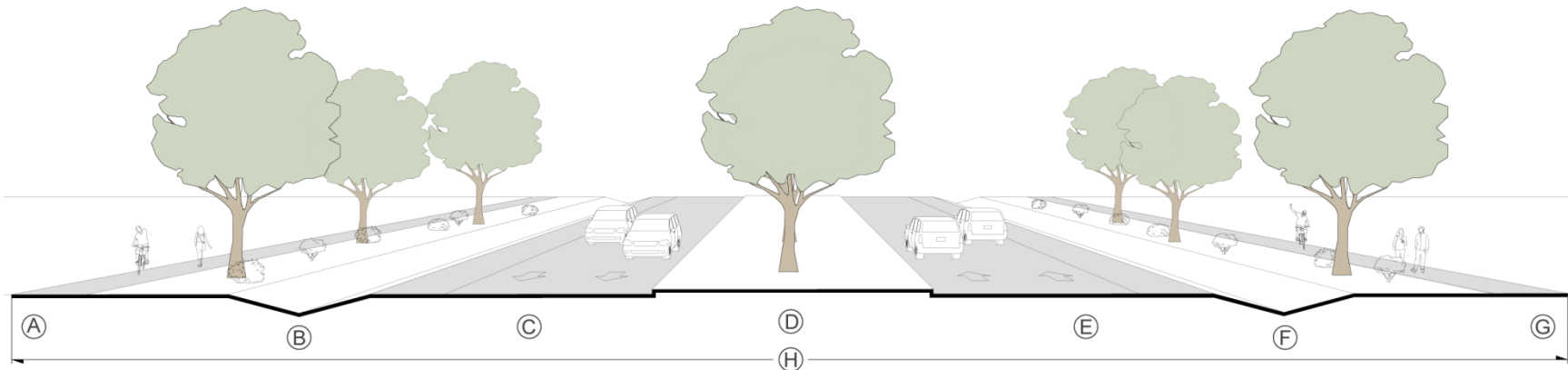
The Rural Street is a major local street intended for use where the predominant character is one of large lot residential, rural services, and agricultural uses. The Rural Street is only allowed within the Natural, Rural, Estate and Special contexts.



| | Pedestrian Zone (min) A | Planting Zone + Ditch & Swale (min) B | Travel Zone + Shoulders (max) C | Planting Zone + Ditch & Swale (min) D | Pedestrian Zone (min) E | Right-of-Way F | Corner Radii (min) |
|---------|-------------------------------|--|--|--|-------------------------------|-------------------|-----------------------|
| Natural | 5 to 10 ft. | 15 ft. | 32 ft. | 15 ft. | 5 to 10 ft. | 72 to 82 ft. | 25 ft. |
| Rural | 5 to 10 ft. | 15 ft. | 32 ft. | 15 ft. | 5 to 10 ft. | 72 to 82 ft. | 25 ft. |
| Estate | 5 to 10 ft. | 15 ft. | 32 ft. | 15 ft. | 5 to 10 ft. | 72 to 82 ft. | 25 ft. |
| Special | 5 to 10 ft. | 15 ft. | 32 ft. | 15 ft. | 5 to 10 ft. | 72 to 82 ft. | 25 ft. |

C. Rural Parkway

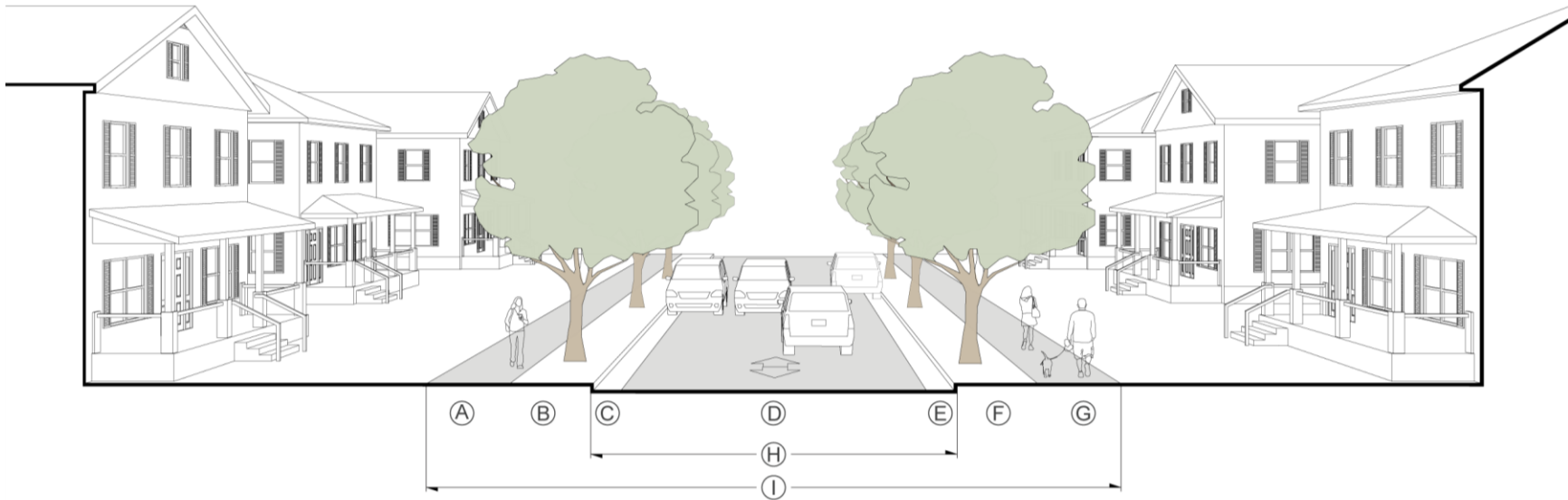
The Rural Parkway is a major connector street intended for use where the predominant character is one of large lot residential, rural services, and agricultural uses. The Rural Parkway is only allowed within the Natural, Rural, Estate, and Special contexts.



| | Pedestrian Zone (min) A | Planting Zone + Ditch & Swale (min) B | Travel Zone + Shoulders C | Median (min) D | Travel Zone + Shoulders E | Planting Zone + Ditch & Swale (min) F | Pedestrian Zone (min) G | Right-of-Way H | Corner Radii (min) |
|---------|-------------------------------|--|---------------------------------|-------------------|---------------------------------|--|-------------------------------|-------------------|-----------------------|
| Natural | 5 to 10 ft. | 30 ft. | 32 ft. | 30 ft. | 32 ft. | 30 ft. | 5 to 10 ft. | 164 to 174 ft. | 25 ft. |
| Rural | 5 to 10 ft. | 25 ft. | 32 ft. | 25 ft. | 32 ft. | 25 ft. | 5 to 10 ft. | 149 to 159 ft. | 20 ft. |
| Estate | 5 to 10 ft. | 20 ft. | 32 ft. | 20 ft. | 32 ft. | 20 ft. | 5 to 10 ft. | 134 to 144 ft. | 20 ft. |
| Special | 5 to 10 ft. | 20 ft. | 32 ft. | 20 ft. | 32 ft. | 20 ft. | 5 to 10 ft. | 134 to 144 ft. | 20 ft. |

D. Neighborhood Yield

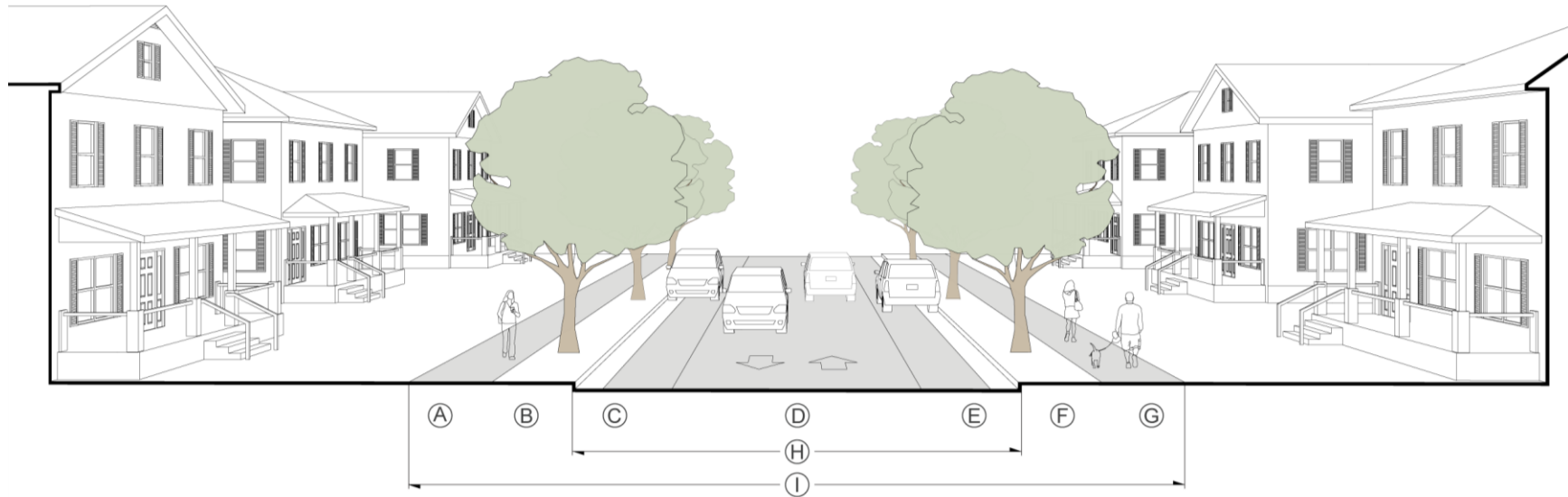
The Neighborhood Yield street is a minor local street intended for use where the predominant character is one of residential districts with compact buildings and short blocks. The Neighborhood Yield street is only allowed within the Suburban and Urban contexts.



| | Pedestrian Zone (min) A | Planting Zone (min) B | Parking Zone + Curb & Gutter (min) C | Travel Zone (max) D | Parking Zone + Curb & Gutter (min) E | Planting Zone (min) F | Pedestrian Zone (min) G | Back of Curb to Back of Curb H | Right-of-Way I | Corner Radii (min) |
|----------|-------------------------------|-----------------------------|---|------------------------|---|-----------------------------|-------------------------------|--------------------------------------|-------------------|--------------------|
| Suburban | 6 ft. | 6 ft. | 7 ft. | 18 ft. | 7 ft. | 6 ft. | 6 ft. | 32 ft. | 56 ft. | 15 ft. |
| Urban | 6 ft. | 6 ft. | 8 ft. | 18 ft. | 8 ft. | 6 ft. | 6 ft. | 34 ft. | 58 ft. | 10 ft. |

E. Neighborhood Local

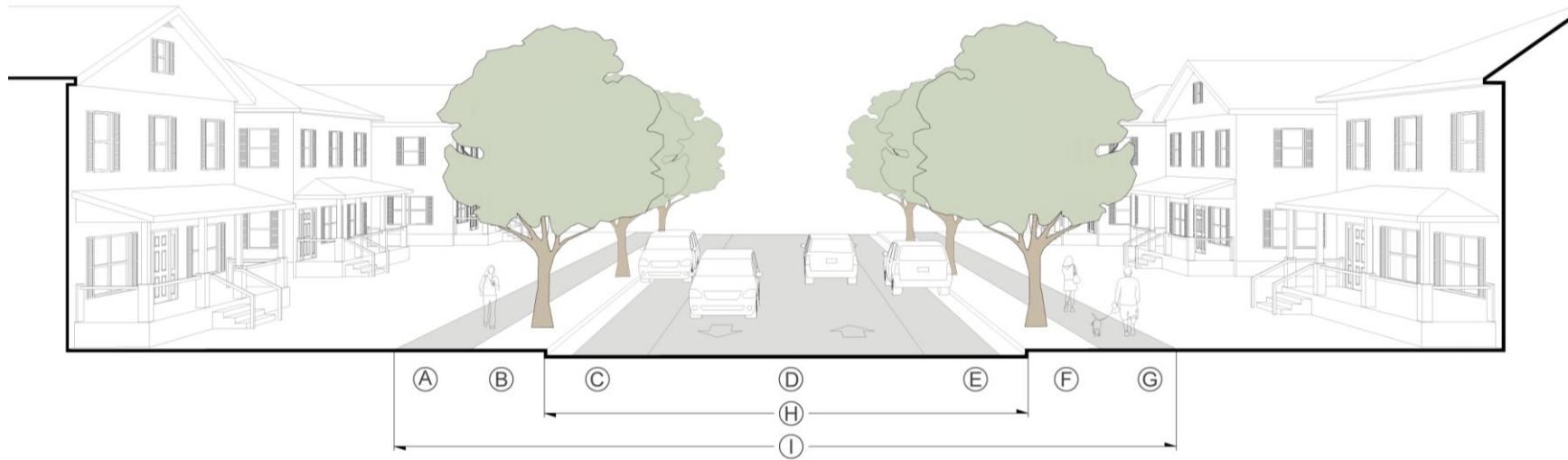
The Neighborhood Local street is a minor local street intended for use where the predominant character is one of large lot residential clusters and residential districts. The Neighborhood Local street is only allowed within the Countryside context, when used as part of a residential cluster development, and within the Suburban and Urban contexts.



| | Pedestrian Zone (min) A | Planting Zone (min) B | Parking Zone + Curb & Gutter (min) C | Travel Zone (max) D | Parking Zone + Curb & Gutter (min) E | Planting Zone (min) F | Pedestrian Zone (min) G | Back of Curb to Back of Curb H | Right-of-Way I | Corner Radii (min) |
|-----------------------------------|-------------------------------|-----------------------------|---|------------------------|---|-----------------------------|-------------------------------|--------------------------------------|-------------------|--------------------|
| Rural (Residential cluster only) | 6 ft. | 6 ft. | 7 ft. | 18 ft. | 7 ft. | 6 ft. | 6 ft. | 32 ft. | 56 ft. | 15 ft. |
| Estate (Residential cluster only) | 6 ft. | 6 ft. | 7 ft. | 18 ft. | 7 ft. | 6 ft. | 6 ft. | 32 ft. | 56 ft. | 15 ft. |
| Suburban | 6 ft. | 6 ft. | 7 ft. | 18 ft. | 7 ft. | 6 ft. | 6 ft. | 32 ft. | 56 ft. | 15 ft. |
| Urban | 6 ft. | 6 ft. | 8 ft. | 18 ft. | 8 ft. | 6 ft. | 6 ft. | 34 ft. | 58 ft. | 10 ft. |

F. Neighborhood Street

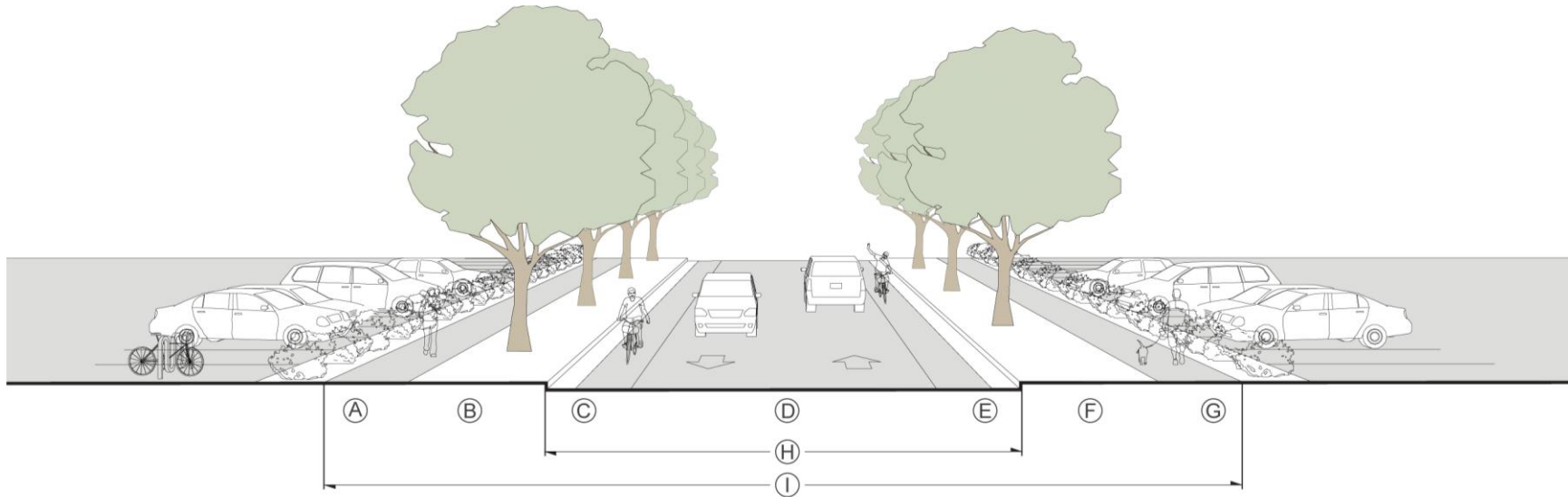
The Neighborhood Street is a major local street intended for use where the predominant character is one of large lot residential clusters and residential districts. The Neighborhood Street is only allowed within the Countryside context, when used as part of a residential cluster development, and within the Suburban and Urban contexts.



| | Pedestrian Zone (min) A | Planting Zone (min) B | Parking Zone + Curb & Gutter (min) C | Travel Zone (max) D | Parking Zone + Curb & Gutter (min) E | Planting Zone (min) F | Pedestrian Zone (min) G | Back of Curb to Back of Curb H | Right-of-Way I | Corner Radii (min) |
|-----------------------------------|-------------------------------|-----------------------------|---|------------------------|---|-----------------------------|-------------------------------|--------------------------------------|-------------------|--------------------|
| Rural (Residential cluster only) | 6 ft. | 8 ft. | 8 ft. | 22 ft. | 8 ft. | 8 ft. | 6 ft. | 38 ft. | 62 ft. | 15 ft. |
| Estate (Residential cluster only) | 6 ft. | 8 ft. | 8 ft. | 22 ft. | 8 ft. | 8 ft. | 6 ft. | 38 ft. | 62 ft. | 15 ft. |
| Suburban | 6 ft. | 8 ft. | 8 ft. | 22 ft. | 8 ft. | 8 ft. | 6 ft. | 38 ft. | 62 ft. | 15 ft. |
| Urban | 6 ft. | 6 ft. | 8 ft. | 22 ft. | 8 ft. | 6 ft. | 6 ft. | 38 ft. | 62 ft. | 10 ft. |

G. Commercial Street

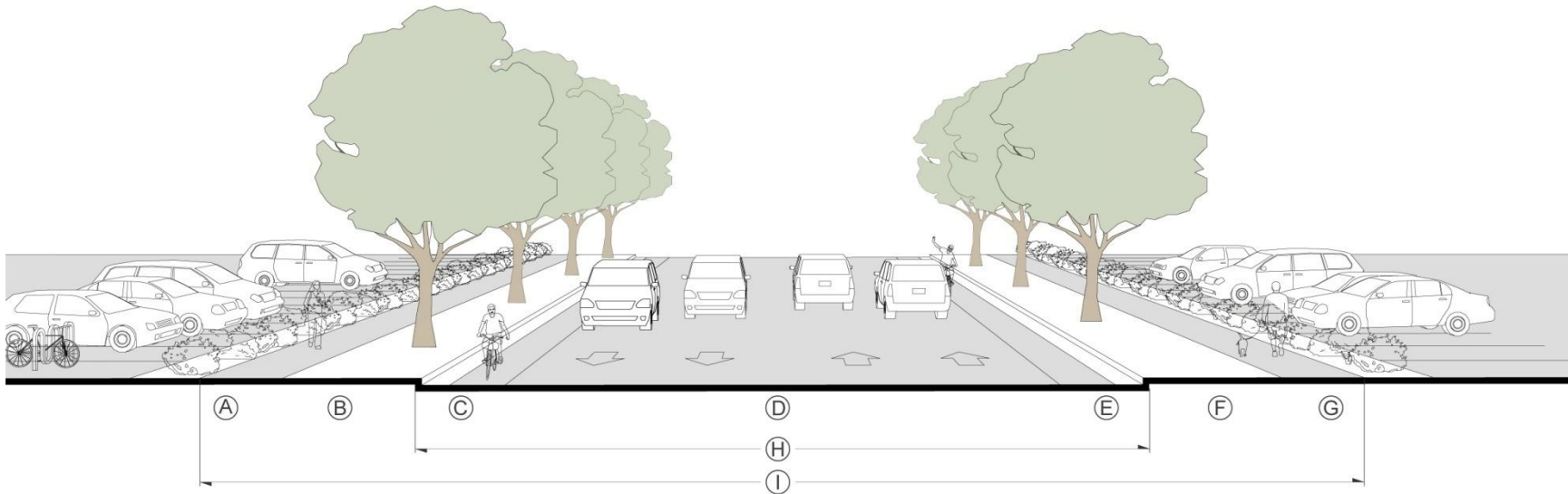
The Commercial Street is a minor connector street intended for use where the predominant character is one of auto dominated commercial corridors. The Commercial Street may also serve as a drive aisle within surface parking lots. The Commercial Street is only allowed within the Suburban and Urban contexts.



| | Pedestrian Zone (min) A | Planting Zone (min) B | Bike Zone + Curb & Gutter (min) C | Travel Zone (max) D | Bike Zone + Curb & Gutter (min) E | Planting Zone (min) F | Pedestrian Zone (min) G | Back of Curb to Back of Curb H | Right-of-Way I | Corner Radii (min) |
|----------|-------------------------------|--------------------------|---|------------------------|---|--------------------------|-------------------------------|--------------------------------------|-------------------|--------------------|
| Suburban | 6 ft. | 10 ft. | 7 ft. | 22 ft. | 7 ft. | 10 ft. | 6 ft. | 36 ft. | 68 ft. | 15 ft. |
| Urban | 6 ft. | 10 ft. | 7 ft. | 22 ft. | 7 ft. | 10 ft. | 6 ft. | 36 ft. | 68 ft. | 10 ft. |

H. Avenue

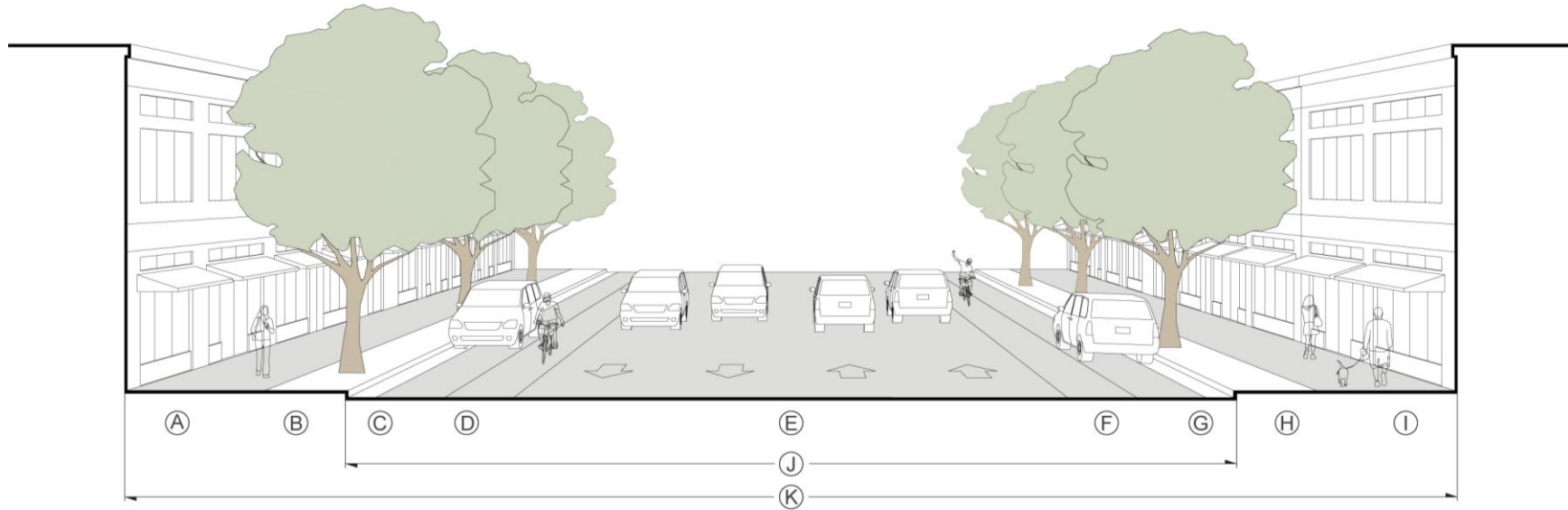
The Avenue is a major connector street intended for use where the predominant character is one of auto dominated commercial corridors. The Avenue is only allowed within the Suburban and Urban contexts.



| | Pedestrian Zone (min) A | Planting Zone (min) B | Bike Zone + Curb & Gutter (min) C | Travel Zone (max) D | Bike Zone + Curb & Gutter (min) E | Planting Zone (min) F | Pedestrian Zone (min) G | Back of Curb to Back of Curb H | Right-of-Way I | Corner Radii (min) |
|----------|-------------------------------|--------------------------|---|------------------------|---|--------------------------|-------------------------------|--------------------------------------|-------------------|--------------------|
| Suburban | 6 ft. | 10 ft. | 7 ft. | 44 ft. | 7 ft. | 10 ft. | 6 ft. | 58 ft. | 90 ft. | 15 ft. |
| Urban | 6 ft. | 10 ft. | 7 ft. | 44 ft. | 7 ft. | 10 ft. | 6 ft. | 58 ft. | 90 ft. | 10 ft. |

I. Avenue, Parallel Parking

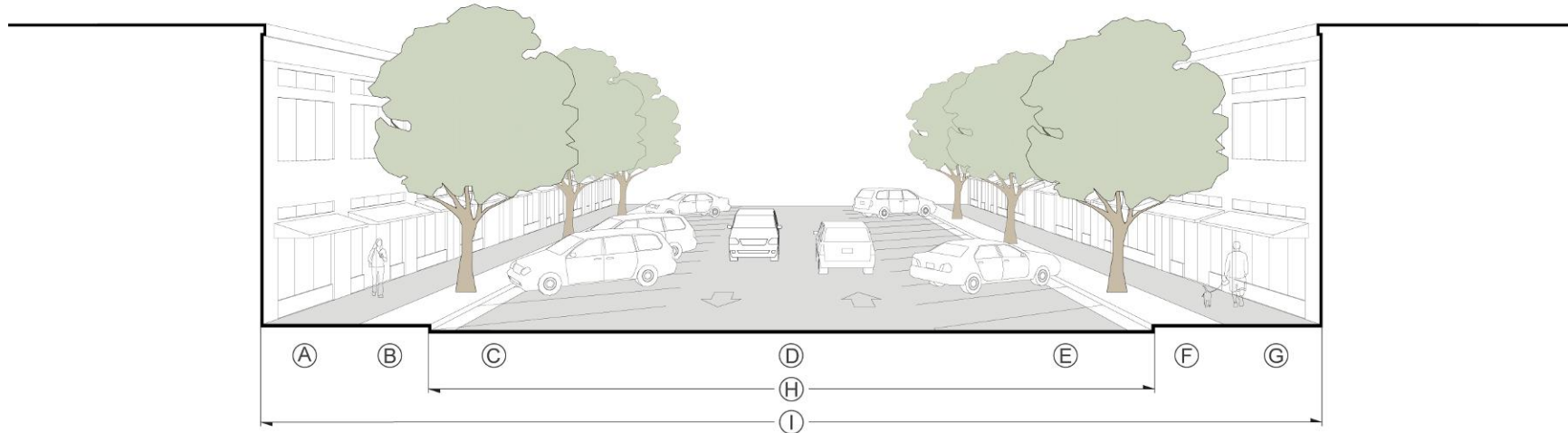
The Avenue, Parallel Parking is a major connector street with designated on-street parking. It is intended for use where the predominant character is one of mixed use and residential building types built close to the street. The Avenue, Parallel Parking is only allowed within the Suburban and Urban contexts.



| | Pedestrian Zone (min) A | Planting Zone (min) B | Parking Zone + Curb & Gutter (max) C | Bike Zone (min) D | Travel Zone (max) E | Bike Zone (min) F | Parking Zone + Curb & Gutter (max) G | Planting Zone (min) H | Pedestrian Zone (min) I | Back of Curb to Back of Curb J | Right-of-Way K | Corner Radii (min) |
|----------|-------------------------------|-----------------------------|---|----------------------|------------------------|----------------------|---|-----------------------------|-------------------------------|--------------------------------------|-------------------|--------------------|
| Suburban | 6 ft. | 6 ft. | 8 ft. | 6 ft. | 44 ft. | 6 ft. | 8 ft. | 6 ft. | 6 ft. | 72 ft. | 96 ft. | 15 ft. |
| Urban | 8 ft. | 6 ft. | 8 ft. | 6 ft. | 44 ft. | 6 ft. | 8 ft. | 6 ft. | 8 ft. | 72 ft. | 100 ft. | 10 ft. |

J. Main Street, Angle (60°) Parking

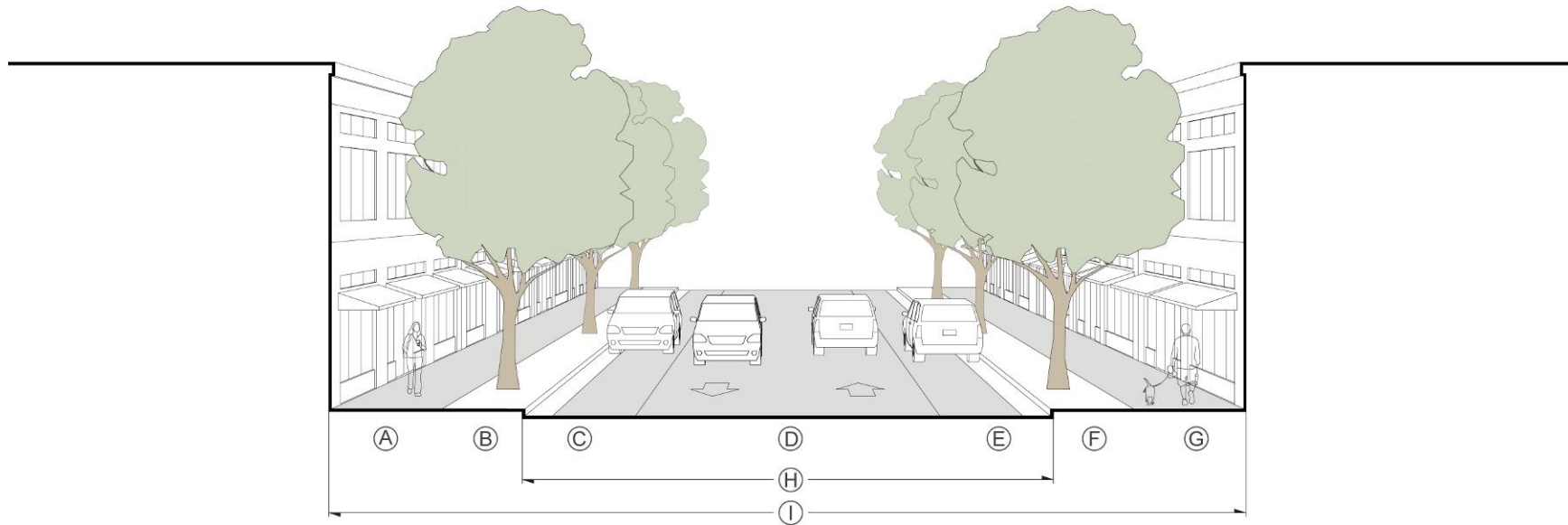
The Main Street, Angle (60°) Parking, is a minor connector street with designated on-street angle parking. It is intended for use where the predominant character is one of mixed use building types built close to the street in a traditional main street pattern. The Main Street, Angle (60°) Parking, is only allowed within the Suburban and Urban contexts.



| | Pedestrian Zone (min) A | Planting Zone (min) B | Parking Zone + Curb & Gutter (max) C | Travel Zone (max) D | Parking Zone + Curb & Gutter (max) E | Planting Zone (min) F | Pedestrian Zone (min) G | Back of Curb to Back of Curb H | Right-of-Way I | Corner Radii (min) |
|----------|-------------------------------|-----------------------------|---|------------------------|---|-----------------------------|-------------------------------|--------------------------------------|-------------------|--------------------|
| Suburban | 8 ft. | 6 ft. | 18 ft. | 24 ft. | 18 ft. | 6 ft. | 8 ft. | 60 ft. | 88 ft. | 12 ft. |
| Urban | 10 ft. | 6 ft. | 18 ft. | 24 ft. | 18 ft. | 6 ft. | 10 ft. | 60 ft. | 92 ft. | 10 ft. |

K. Main Street, Parallel Parking

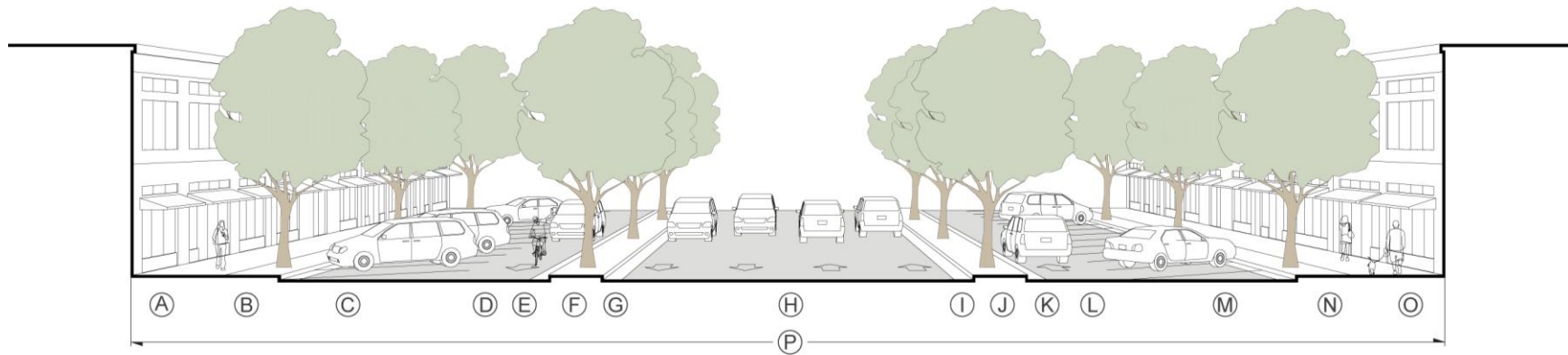
The Main Street, Parallel Parking, is a minor connector street with designated on-street parallel parking. It is intended for use where the predominant character is one of mixed use building types built close to the street in a traditional main street pattern. The Main Street, Parallel Parking, is only allowed within the Suburban and Urban contexts.



| | Pedestrian Zone (min) A | Planting Zone (min) B | Parking Zone + Curb & Gutter (max) C | Travel Zone (max) D | Parking Zone + Curb & Gutter (max) E | Planting Zone (min) F | Pedestrian Zone (min) G | Back of Curb to Back of Curb H | Right-of-Way I | Corner Radii (min) |
|----------|-------------------------------|-----------------------------|---|------------------------|---|-----------------------------|-------------------------------|--------------------------------------|-------------------|--------------------|
| Suburban | 8 ft. | 6 ft. | 8 ft. | 22 ft. | 8 ft. | 6 ft. | 8 ft. | 38 ft. | 66 ft. | 10 ft. |
| Urban | 10 ft. | 6 ft. | 8 ft. | 22 ft. | 8 ft. | 6 ft. | 10 ft. | 38 ft. | 70 ft. | 10 ft. |

L. Multi-Way Boulevard, Angle (60°) Parking

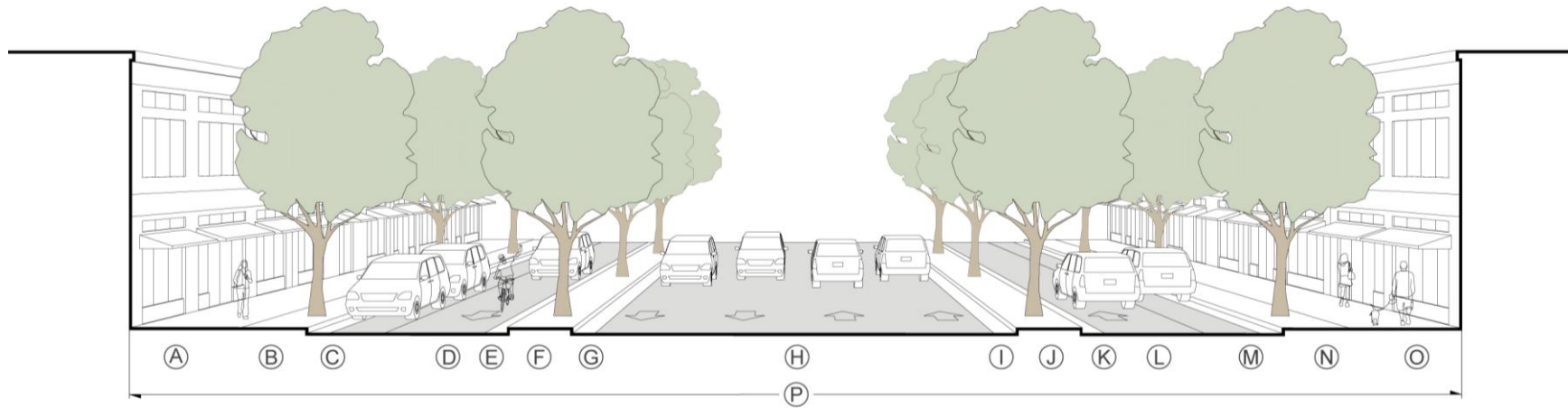
The Multi-Way Boulevard, Angle (60°) Parking, is a Major connector street with designated on-street angle parking on a frontage road. It is intended for use where the predominant character is one of mixed use building types built close to the street. The Multi-Way Boulevard, Angle (60°) Parking, is only allowed within the Suburban and Urban contexts.



| | Pedestrian Zone (min) (A) | Planting Zone (min) (B) | Parking Zone + Curb & Gutter (max) (C) | Access Lane (max) (D) | Curb & Gutter (max) (E) | Planting Zone (min) (F) | Curb & Gutter (max) (G) | Travel Zone (max) (H) | Curb & Gutter (max) (I) | Planting Zone (min) (J) | Curb & Gutter (max) (K) | Access Lane (max) (L) | Parking Zone + Curb & Gutter (max) (M) | Planting Zone (min) (N) | Pedestrian Zone (min) (O) | Right-of-Way (P) | Corner Radii (min) |
|----------|---------------------------------|-------------------------------|---|-----------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------|-------------------------------|-------------------------------|-------------------------------|-----------------------------|---|-------------------------------|---------------------------------|---------------------|--------------------|
| Suburban | 8 ft. | 6 ft. | 18 ft. | 12 ft. | 2 ft. | 6 ft. | 2 ft. | 44 ft. | 2 ft. | 6 ft. | 2 ft. | 12 ft. | 18 ft. | 6 ft. | 8 ft. | 152 ft. | 15 ft. |
| Urban | 10 ft. | 6 ft. | 18 ft. | 12 ft. | 2 ft. | 6 ft. | 2 ft. | 44 ft. | 2 ft. | 6 ft. | 2 ft. | 12 ft. | 18 ft. | 6 ft. | 10 ft. | 156 ft. | 10 ft. |

M. Multi-Way Boulevard, Parallel Parking

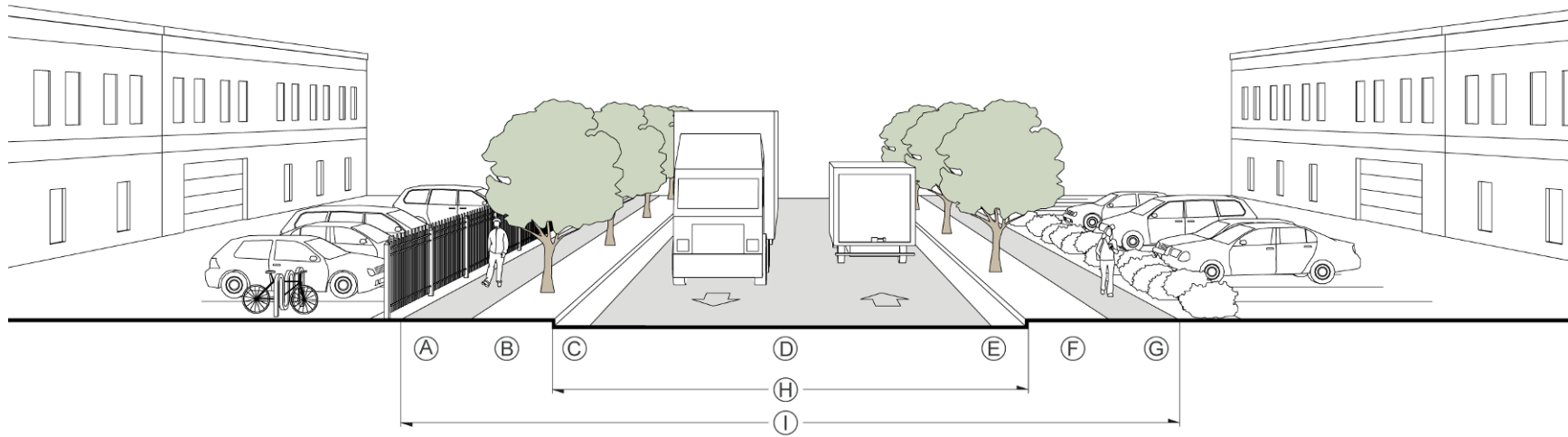
The Multi-Way Boulevard, Parallel Parking, is a Major connector street with designated on-street parallel parking on a frontage road. It is intended for use where the predominant character is one of mixed use building types built close to the street. The Multi-Way Boulevard, Parallel Parking, is only allowed within the Suburban and Urban contexts.



| | Pedestrian Zone (min) (A) | Planting Zone (min) (B) | Parking Zone + Curb & Gutter (max) (C) | Access Lane (max) (D) | Curb & Gutter (max) (E) | Planting Zone (min) (F) | Curb & Gutter (max) (G) | Travel Zone (max) (H) | Curb & Gutter (max) (I) | Planting Zone (min) (J) | Curb & Gutter (max) (K) | Access Lane (max) (L) | Parking Zone + Curb & Gutter (max) (M) | Planting Zone (min) (N) | Pedestrian Zone (min) (O) | Right-of-Way (P) | Corner Radii (min) |
|----------|---------------------------------|-------------------------------|---|-----------------------------|-------------------------------|-------------------------------|-------------------------------|--------------------------|-------------------------------|-------------------------------|-------------------------------|-----------------------------|---|-------------------------------|---------------------------------|---------------------|--------------------|
| Suburban | 8 ft. | 6 ft. | 8 ft. | 11 ft. | 2 ft. | 6 ft. | 2 ft. | 46 ft. | 2 ft. | 6 ft. | 2 ft. | 11 ft. | 8 ft. | 6 ft. | 8 ft. | 132 ft. | 15 ft. |
| Urban | 10 ft. | 6 ft. | 8 ft. | 11 ft. | 2 ft. | 6 ft. | 2 ft. | 44 ft. | 2 ft. | 6 ft. | 2 ft. | 11 ft. | 8 ft. | 6 ft. | 10 ft. | 134 ft. | 10 ft. |

N. Industrial Street

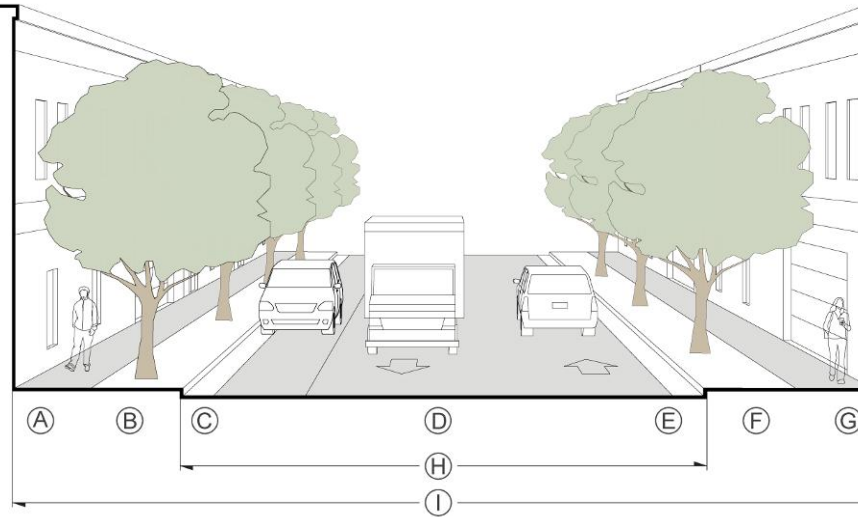
The Industrial Street is a major local street intended for use where the predominant character is one of heavy and light industrial uses in workshop building types. The Industrial Street provides ample room for truck movements and anticipates parking between the buildings and the street. The Industrial Street is only allowed within the Rural, Suburban and Special contexts.



| | Pedestrian Zone (min) A | Planting Zone (min) B | Curb & Gutter (max) C | Travel Zone (max) D | Curb & Gutter (max) E | Planting Zone (min) F | Pedestrian Zone (min) G | Back of Curb to Back of Curb H | Right-of-Way I | Corner Radii (min) |
|----------|-------------------------------|-----------------------------|-----------------------------|------------------------|-----------------------------|-----------------------------|-------------------------------|--------------------------------------|-------------------|--------------------|
| Rural | 5 ft. | 8 ft. | 2 ft. | 30 ft. | 2 ft. | 8 ft. | 5 ft. | 34 ft. | 60 ft. | 25 ft. |
| Suburban | 5 ft. | 8 ft. | 2 ft. | 30 ft. | 2 ft. | 8 ft. | 5 ft. | 34 ft. | 60 ft. | 25 ft. |
| Special | 5 ft. | 8 ft. | 2 ft. | 30 ft. | 2 ft. | 8 ft. | 5 ft. | 34 ft. | 60 ft. | 25 ft. |

O. Industrial Street Urban

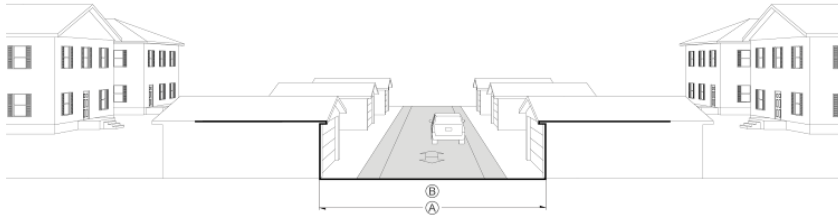
The Industrial Street, Urban is a major local street intended for use where the predominant character is one of heavy and light industrial uses in workshop building types built close to the street. The Industrial Street, Urban provides ample room for truck movements but anticipates little to no parking between the buildings and the street. The Industrial Street, Urban is only allowed within the Suburban, Urban and Special contexts.



| | Pedestrian Zone (min) A | Planting Zone (min) B | Parking Zone + Curb & Gutter (max) C | Travel Zone (max) D | Curb & Gutter (max) E | Planting Zone (min) F | Pedestrian Zone (min) G | Back of Curb to Back of Curb H | Right-of-Way I | Corner Radii (min) |
|----------|-------------------------------|-----------------------------|---|------------------------|-----------------------------|-----------------------------|-------------------------------|--------------------------------------|-------------------|--------------------|
| Suburban | 7 ft. | 8 ft. | 8 ft. | 28 ft. | 2 ft. | 8 ft. | 7 ft. | 38 ft. | 66 to 70 ft. | 25 ft. |
| Urban | 7 ft. | 6 ft. | 8 ft. | 28 ft. | 2 ft. | 6 ft. | 7 ft. | 38 ft. | 62 to 64 ft. | 20 ft. |
| Special | 7 ft. | 8 ft. | 8 ft. | 28 ft. | 2 ft. | 8 ft. | 7 ft. | 38 ft. | 66 to 70 ft. | 25 ft. |

P. Residential Alley

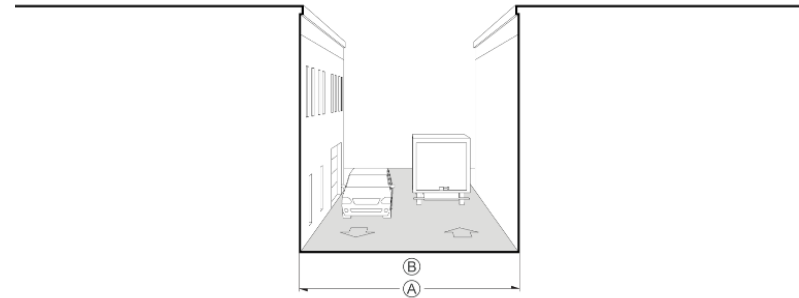
The Residential Alley is a right-of-way designed to provide access to the side or rear of residential building types whose principal frontage is on a street. The Residential Alley is allowed in the Suburban and Urban contexts.



| | Travel Zone A | Right-of-Way B |
|-----------------------------------|------------------|-------------------|
| Estate (Residential cluster only) | 14 ft. | 20 ft. |
| Suburban | 14 ft. | 20 ft. |
| Urban | 14 ft. | 20 ft. |

Q. Mixed Use Alley

The Mixed Use Alley is a right-of-way designed to provide access to the side or rear of mixed use building types whose principal frontage is on a street. The Mixed Use Alley is allowed in the Suburban, Urban and Special contexts.



| | Travel Zone A | Right-of-Way B |
|----------|------------------|-------------------|
| Suburban | 22 ft. | 26 ft. |
| Urban | 22 ft. | 26 ft. |

12.3.4 Alley Standards

- A. An alley or rear service drive shall be provided for all mixed use building types and all residential building types on lots less than 35 feet in width.
- B. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners may be cut off sufficiently to permit safe vehicular movement.
- C. Alleys and rear service drives shall be paved and dedicated to the public unless such alleys are part of a publicly-approved private street.

12.3.5 Street Layout

- A. Streets shall be aligned to join with planned or existing streets.
- B. Street offsets shall be approved by the Parish Engineer. Street jogs with centerline offsets of less than 125 feet shall be prohibited.
- C. All street Intersections shall approximate right angles.

12.3.6 Connectivity

A. Open Access

Developments shall provide roadways that remain permanently open to the public and provide community-wide access as part of an overall connected street network.

B. Connections

Applicants for the subdivision of land shall be required to provide sufficient external access points to the existing or future roadway network as follows; however, in the event of any conflict between the provisions of this section and Sec. 12.2, Block and Cul-de-sac Standards, the provisions of Sec. 12.2 shall control.

- 1. Any residential subdivision of greater than 50 lots shall include at least two access points. The second access may consist of a stub street.
- 2. Any residential subdivision of greater than 100 lots shall include at least two access points. Stub streets shall not be considered part of the two access points.

- 3. Residential subdivisions of 140 or more lots shall provide three separate access points.

C. Street Stubs

- 1. Street stubs into adjacent properties may be required to ensure adequate circulation. Existing stub streets, contiguous to the subject property, shall be connected to the proposed street system.
- 2. When connections to anticipated or proposed surrounding streets are required by Sec. 12.2, Block and Cul-de-sac Standards, the right-of-way shall be extended and the street developed to the property line of the subdivided property at the point where the connection to the anticipated or proposed street is expected.
- 3. The Parish Engineer may require a temporary turnaround at the end of any street stub when such turnarounds appear necessary to accommodate emergency or service vehicles.

12.3.7 Dead-End Streets and Alleys

- A. With the exception of stub streets to permit future street network extension, dead-end streets are prohibited.
- B. Dead-end alleys must be approved by the Parish Engineer.

12.3.8 Private Streets

Private streets and drives may be permitted subject to meeting the requirements of this development ordinance and the conditions set forth below.

- A. Private streets shall be the principal access between a public street and platted lots that do not abut a public street. Such private streets are not dedicated to the public and shall not be publicly maintained. The term "private street" may include both the pavement and areas of streets, drives, alleys or service roads within a development.
- B. The private streets shall be owned and maintained by a property owners association. The property owners association shall maintain all private streets to equivalent or better standards as the connecting public streets.

- C. All private streets shall be constructed to equal or exceed the base materials, compaction, and final surfacing standards for public streets and must be certified as such by the applicable Parish Engineer. If curb, gutter, and sidewalk are not provided, drainage swales adjacent to the roadway shall be required.
- D. A private street shall be labeled as such on the final plat.

12.3.9 Street Names

Street names shall be approved by the Parish. The applicant shall propose street names for new streets which will be considered with respect to the following criteria:

- A. New streets shall be named so as to provide continuity of name with existing streets and to prevent conflict with identical or similar names in other parts of the Parish.
- B. Streets lying on approximately the same line shall have the same name unless the intervening space between the separate parts is greater than 1,000 feet

12.3.10 Sidewalks

- A. Sidewalks shall be installed in accordance with the applicable street standards established in 12.3.3, Street and Alley Dimensional Standards.
- B. All sidewalks and curb ramps shall be constructed by the developer in accordance with the Parish's design standards.

12.3.11 Clear Sight Distance

A. Obstruction of View at Intersections

- 1. Excluding street trees and necessary utility or traffic structures, it shall be unlawful to construct or allow to remain, any fence, sign, movable object, hedge, shrub, or other plants that exceed 36 inches in height and obstruct the line of sight at street intersections or driveway and street intersections.

- 2. All street trees encroaching into the clear sight area shall be maintained by the abutting property owner and shall be kept free of foliage for 80 inches measured up from the adjacent road surface.
- 3. For approach speeds greater than 35 mph or when such conditions are warranted by the Parish Engineer, sight distance shall meet the most recent AASHTO standards.
- 4. The following table identifies the minimum clear sight distances and related areas to be free from obstructions for intersections streets with various numbers of lanes and speed limits:

| Clear Sight Distance | Posted Speed Limit on the Greater Street | | | |
|----------------------|--|---------|---------|---------|
| | 20 MPH | 25 MPH | 30 MPH | 35 MPH |
| 2 Lanes | 150 ft. | 175 ft. | 200 ft. | 250 ft. |
| 3 Lanes | 175 ft. | 200 ft. | 250 ft. | 300 ft. |
| 4 Lanes | 200 ft. | 250 ft. | 300 ft. | 350 ft. |

- 5. The sight distance shall be measured from a point located 14.5 feet from the intersection of the center line of the minor street with the curb line extension of the major street. This point shall be established at three and a half feet above the minor street pavement elevation. From this point a vehicle driver shall be able to view an object from a predetermined distance measured along the center of the lane of the intersecting major street. This object shall be visible from a height of three and a half feet above the pavement of the major street.

SEC. 12.4 UTILITIES

12.4.1 General

A. Natural, Rural, and Estate Contexts

1. Any lot in the Natural, Rural, or Estate context that is not connected to the sanitary sewer systems must be approved by the Louisiana Department of Health and Hospitals for alternative wastewater disposal prior issuance of a zoning permit.
2. Any lot in the Natural, Rural, or Estate context that is not connected to public water must be approved and meet all local and state requirements for the use of private water systems prior issuance of a zoning permit.

B. Suburban, Urban and Special Contexts

1. All lots in the Suburban, Urban and Special contexts shall be connected to the public water and sanitary sewer systems unless otherwise approved by the Louisiana Department of Health and Hospitals and the Police Jury.
2. Any lot not connected to the public water and sanitary sewer systems must be approved and meet all local and state requirements for the use of septic tanks or alternative sewage disposal systems, and private water wells prior issuance of a zoning permit.

C. Applicant to Pay Costs

Any applicant connecting to the public water or sanitary sewer systems shall pay all costs associated with such connection including but not limited to:

1. Water mains, customer services, meter boxes, valves, fittings, fire hydrants and all appurtenances to make a complete operating water system within the subdivision or other development;
2. A complete sanitary sewer system including laterals and mains, manholes, clean-outs, customer service, tees, lift stations, force mains, lines, and all appurtenances.

3. Stormwater improvements as required or according to plans adopted.

D. Parish Standards

The design, materials, installation, and testing of all water and wastewater systems shall be done in accordance with the West Feliciana Parish Specifications.

12.4.2 Water

- A. It shall be the responsibility of the applicant to provide a connection to a public water supply system or to a private water supply system approved by the Louisiana Department of Health and Hospitals.
- B. The design and construction of any connection to a public water system shall comply with Parish materials, installation and testing specifications and be approved by the Louisiana Department of Health and Hospitals.
- C. Water systems shall be of sufficient size to furnish adequate domestic water supply and to furnish fire protection and water services to all lots serviced.
- D. Fire flows for both public connections and private wells are required to conform to West Feliciana Parish standards.

12.4.3 Waste Treatment

- A. When public sewers are within reasonable access to a proposed subdivision in the Suburban context, the subdivider shall provide public sewer facilities to each lot.
- B. The design and construction of any connection to a public sewer system shall comply with Parish materials, installation and testing specifications and be approved by the Louisiana Department of Health and Hospitals.
- C. The subdivider shall provide sewers of the diameter necessary to serve the subdivision. The subdivider shall also provide for sewers to the boundary of his property for any future upstream development but shall only be required to pay for sewers with a capacity equal to or less than a 12 inch diameter pipe serving upstream development.

12.4.4 Electric and Other Utilities

- A. All new electric services in the Estate, Suburban and Urban contexts shall be placed underground. Temporary construction service may be permitted above ground.
- B. All other utilities, including but not limited to telephone and cable, shall be located underground.
- C. The applicant shall make the necessary arrangements including the provision of any easements to or any construction or installation charges with each of the serving utilities for the installation of such facilities and shall be subject to all applicable laws and regulations for their construction.
- D. Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts, and other facilities necessarily appurtenant to such underground utilities may be placed above the ground in a screened location approved by West Feliciana Parish provided they remain clear of any sidewalk, bicycle or pedestrian way.
- E. Electric transmission and distribution feeder lines and communication long-distance trunk and feeder lines and necessary appurtenances may be placed above the ground. Such facilities shall be placed within easements or public rights-of-way provided all poles and lines remain clear of any sidewalk, bicycle or pedestrian way.

SEC. 12.5 OPEN SPACE

12.5.1 Applicability

- A. The provisions of this section shall apply to all open space required by this development ordinance.
- B. The open space requirements for cluster projects are set forth in the general standards for cluster projects sub section of the Rural, Estate, and Suburban contexts.
- C. Where development is phased, the amount of common open space must be computed separately for each phase, but may be combined with existing open space in earlier phases to create a larger uniform area.

12.5.2 Ownership and Management of Open Space

A. Ownership

Open space may be accepted and owned by one of the following entities:

1. West Feliciana Parish

The responsibility for maintaining the open space and any facilities shall be borne by West Feliciana Parish.

2. Land Conservancy or Land Trust

The responsibility for maintaining the open space and any facilities shall be borne by a land conservancy or land trust.

3. Property Owner's Association

A property owners association representing residents of the subdivision shall own the open space. Membership in the association shall be mandatory and automatic for all property owners of the subdivision and their successors. The property owners' association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space and any facilities shall be borne by the property owner's association.

4. Private Landowner

A private landowner may retain ownership of open space. The responsibility for maintaining the open space and any facilities shall be borne by the private landowner.

B. Management Plan

Applicants must submit a plan for the management of open space and other common facilities that:

- 1. Allocates responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;

2. Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided;
3. Provides that any changes to the plan be approved by the Administrator; and
4. Provides for enforcement of the plan.

C. Maintenance of Open Space

1. Passive open space maintenance will include removal of litter and debris. Stream channels must be maintained so as not to alter floodplain levels.
2. Typical maintenance is required for agricultural uses, so that that no hazards, nuisances or unhealthy conditions exist.
3. Active open space areas must be accessible to all residents of the development. Maintenance is limited to ensuring that there exist no hazards, nuisances or unhealthy conditions.
4. Formal open space maintenance is limited to include weeding and mowing of any landscaped areas and the removal of litter and debris.

D. Failure to Maintain Open Space

1. In the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the Parish may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance.
2. The costs of such maintenance may be charged to the property owner's association, or to the individual property owners that make up the property owner's association, and may include administrative costs and penalties. Such costs may become a lien on all development properties.

E. Open Space Protection

1. Open space may be protected in perpetuity by a binding legal instrument that is recorded with the deed. In the event that this is desired the instrument must be one of the following:
 - a. A permanent conservation easement in favor of either:
 - i. A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization must be bona fide and in perpetual existence and the conveyance instruments must contain an appropriate provision for re-transfer in the event the organization becomes unable to carry out its functions; or
 - ii. A governmental entity with an interest in pursuing goals compatible with the purposes of this development ordinance. If the entity accepting the easement is not West Feliciana Parish then a third right of enforcement favoring the Parish must be included in the easement.
 - b. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.
 - c. An equivalent legal tool that provides permanent protection, if approved by the Police Jury.
 - i. The instrument for permanent protection must include clear restrictions on the use of the open space. These restrictions must include all restrictions contained in this development ordinance, as well as any further restrictions the applicant chooses to place on the use of the open space. Where appropriate, the instrument may allow for stream or habitat restoration within the easement area.
2. Open space required as part of a residential cluster development may be protected by any means available under this section. In the event that the applicant does not protect the required open space in perpetuity the required open space may not be further subdivided or developed unless it is rezoned by the Police Jury to a zoning district in a more intense context area.

ARTICLE 13. PARKING AND ACCESS MANAGEMENT

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SEC. 13.1 APPLICABILITY

- A. Unless specifically exempt, all existing and proposed development shall provide parking facilities and manage access in accordance with this article. No certificate of occupancy may be issued until these standards have been met.
- B. With the exception of restriping a parking area or other vehicular use area which does not result in a reconfiguration of the parking spaces, any modification to existing parking facilities shall conform to the requirements of this article.
- C. Buildings and uses lawfully existing as of the effective date of this Development Ordinance may be renovated or repaired without providing additional parking facilities, provided there is no increase in gross floor area or change in use of existing floor area that would increase parking demand.
- D. Where a building or use existed as of the effective date of this Development Ordinance, and the building or use is enlarged in gross floor area or impervious area, by ten percent or 2,000 square feet, whichever is less, parking as specified in this article shall be required for the enlarged area. The addition of an accessory building or structure shall be considered an enlargement of the building or use.
- E. A change in use after the effective date of this development ordinance shall require additional parking facilities to comply with the requirements of this article for the new use unless:
 - 1. The building is less than 4,000 square feet in floor area; or
 - 2. The new use has the same parking requirement or a lesser requirement than the previous one.

SEC. 13.2 PARKING REQUIREMENTS

13.2.1 General Provisions

A. Parking Required

No use shall provide less than the minimum number of parking spaces required under this section. Required parking may be for fee or at the discretion of the property owner or occupier.

B. Location of Parking Spaces

Unless otherwise approved in an alternative parking plan under Sec. 13.5, Alternative Parking Plan, parking spaces shall be located as set forth below.

1. Single-Family House, Attached House, Row House, and Apartment House

- a. Required parking spaces shall be located on the same lot and shall not be located within the required front yard setback.
- b. Garage and carport placement shall meet the requirements of 9.5.1, Garage and Carport Placement.

2. Apartment, and Mixed Use Building Types

- a. All required parking spaces shall be located on the same site or on off-site land within 100 feet of the building, structure or use served (measured from the nearest point of the parking area to the nearest point of the building, structure or use served by such parking lot).
- b. All off-street parking shall be arranged so that no vehicle is forced onto any public street to gain access from one parking aisle to another parking aisle.

C. Clear Sight Distance

No parking lot or vehicular use area shall interfere with a clear sight distance as set forth in 12.3.11, Clear Sight Distance.

13.2.2 Parking Ratios

A. Calculation of Ratios

1. Mixed Uses

Developments containing more than one use shall provide parking spaces in an amount equal to the total of the requirements for all uses.

2. Fractional Measurements

Where fractional spaces result, the parking spaces required shall be the next highest whole number.

B. Minimum

The following minimum parking ratios apply to all zoning districts. Where in the opinion of the applicant, a listed ratio requires too much or too little parking, the applicant may provide an alternative parking plan with data submitted in support of higher or lower ratios.

C. Required Parking Ratios

Unless specifically reduced in 13.2.4, Parking Reductions by Context Area, the following parking ratios shall apply to all development.

PARKING

| RATIOS | Specific Use | Minimum Parking |
|--------------------|---|--|
| Residential | | |
| Household Living | Single-Family House | 2.0 per unit (on site) |
| | If on lot less than 30 ft in width | 1.0 per unit (on site) |
| | Attached House | 2.0 per unit |
| | Row House | 1.0 per unit |
| | Multifamily dwelling, Upper-story residential, Apartment house | 1.25 per each Studio/Efficiency unit + 1.50 per each 1 bedroom unit + 1.75 per each 2 bedroom unit + 2.00 per each 3 bedroom unit + + 0.20 visitor space per each unit |
| | Live-Work | 2.0 per unit |
| | All other uses | 2.0 per unit |
| Group Living | All uses | 1.0 per 300 SF of GFA |
| Social Service | All uses | 1.0 per 300 SF of GFA |
| Civic | | |
| Civic | College or university | 1.0 per 400 SF of GFA |
| | Community Garden | 1.0 per 5,000 SF of outdoor use area |
| | Convention center | 1.0 per 500 SF of GFA |
| | Place of worship | 1.0 per 5 seats in main worship space |
| | All other uses | 1.0 per 300 SF of GFA |
| Parks & open space | All uses | As determined by Administrator |
| Utilities | All uses | 1.0 per 250 SF of GFA (office) |
| Commerce | | |
| Day care | All uses | 1.0 per 300 SF of GFA |
| Indoor recreation | All uses | 1.0 per 250 SF of GFA |
| Medical | Hospital | 0.50 per bed |
| | Medical, dental office or chiropractor | 1.0 per 150 SF of GFA |
| | All other uses | 1.0 per 250 SF of GFA |
| Office | All uses | 1.0 per 250 SF of GFA |
| Outdoor recreation | Campground, travel trailer park, RV park | 1.0 per space |
| | Golf course or country club | 3.0 per hole + 2.0 per court |
| | Horse stable, riding academy equestrian center | 1.0 per each 5 stalls |
| | Stadium or arena | 1.0 per 4 seats |
| | All other uses | 1.0 per 5,000 SF (outdoor use area) |

PARKING

| RATIOS | Specific Use | Minimum Parking |
|-----------------------------|------------------------------|---|
| Commerce (continued) | | |
| Overnight lodging | All uses | 1.0 per guest room + 1.0 per 300 SF of conference, banquet, restaurant |
| | | |
| Personal service | If less than 4,000 SF of GFA | 1.0 per 1,000 SF of GFA |
| | All other uses | 1.0 per 300 SF of GFA |
| Restaurant/Bar | | 1.0 per 200 SF of GFA |
| Retail sales | If less than 4,000 SF of GFA | 1.0 per 1,000 SF of GFA |
| | All other uses | 1.0 per 300 SF of GFA |
| Vehicle sales | All uses | 1.0 per 500 indoor SF GFA + 1.0 per 10,000 SF outdoor lot area |
| | | |
| Water-oriented | All uses | 1.0 per every 3 wet or dry slips |
| Industrial | | |
| Heavy industrial | All uses | 1.0 per 600 SF GFA (office) + 1.0 per 4,000 SF GFA |
| | | |
| Light industrial | All uses | 1.0 per 600 SF GFA (office) + 1.0 per 4,000 SF GFA |
| | | |
| Research & development | All uses | 1.0 per 300 SF GFA (office) |
| Self-service storage | All uses | 1.0 per 250 SF GFA (non-storage) + 1.0 per every 50 storage units |
| | | |
| Vehicle service | All uses | 3.0 per bay or 1.0 per 250 SF GFA, as applicable whichever is greater |
| Warehouse & distribution | All uses | 1 per 500 SF GFA office space + 1 per 4,000 SF indoor storage area |
| | | |
| Waste-related service | All uses | 1.0 per 250 SF GFA (office) + 1.0 per 4,000 SF GFA |
| | | |
| Wholesale trade | All uses | 1.0 per 250 SF GFA (office) + 1.0 per 4,000 SF of indoor storage |
| | | |
| Open | | |
| Agriculture | All uses | 1.0 per 250 SF GFA (office) |
| Agricultural airstrip | All uses | 1.0 per 250 SF GFA (office) + 1.0 per 5,000 SF of hanger area |
| | | |
| Resource Extraction | All uses | 1.0 per 250 SF GFA (office) |
| | | |

SF = Square Feet

GFA = Floor Area

D. Maximum

1. No use shall provide more than 125 percent or one additional space (which ever is greater) of the required parking shown in the table above unless any parking above the 125 percent threshold is provided on pervious surface or as underground or structured parking.
2. Where a project is intended to be developed in phases, the Administrator may approve development of a parking area intended to serve current and future development.

E. Unlisted Uses

The parking space requirements for a use not specifically listed in the table shall be the same as for the listed use deemed most similar to the proposed use by the Administrator

F. Administrative Modification

The Administrator may reduce the required number of spaces by up to five percent for reasons of topography, tree protection or other natural conditions specific to the site.

13.2.3 Credit for On-Street Spaces

On-street parking spaces located immediately abutting the subject parcel, lying entirely within the extension of the side lot lines into the roadway and not within any required clear sight distance, may be counted toward meeting these parking requirements.

13.2.4 Parking Reductions by Context Area**A. Natural, Rural and Estate Contexts**

No reduction of the required ratios in this Article is allowed in the Natural, Rural and Estate contexts.

B. Suburban and Urban Contexts

Parking may be reduced in the Suburban, and Urban contexts according to the following standards.

1. Walking Distance Measurement

Walking distance is measured from the primary entrance of the use to the rail station platform or bus boarding location.

2. Provision of Structured Parking

Where parking is provided in a structure, the required total number of spaces may be reduced by 10 percent.

3. Access to Car-Sharing Program

A residential project or a mixed use project with a residential component providing an active car-share program may reduce the total number of required parking spaces. The reduction shall equal five spaces per car-share vehicle available on-site to residents of the project.

4. Tree Preservation

The Administrator may approve a reduction in the total number of required parking spaces by one space for every tree over 24 inches in diameter at breast height preserved within the parking area. The maximum reduction allowed for tree preservation is five percent of the total required parking spaces.

13.2.5 Large Vehicle Parking in Residential Districts**A. Commercial Vehicles**

1. The overnight parking, servicing, repair and storage of trucks, buses, vans and tractors in excess of 6,000 lbs. vehicle empty weight, as listed on the vehicle registration form, is prohibited in the Suburban and Urban contexts.
2. The overnight parking, servicing, repair and storage of trailers in excess of 2,500 lbs. empty weight as listed on the trailer registration form is prohibited in the Suburban and Urban contexts.
3. In addition to the vehicles listed above, stake-bed trucks, flatbed trucks, box trucks, step vans, tow trucks, wreckers, bucket trucks, or vehicles converted for the sale of food are prohibited from overnight

parking in the Suburban and Urban contexts, regardless of their empty vehicle weight.

4. The overnight parking, servicing, repair and storage of construction equipment is prohibited in the Suburban and Urban contexts, except in connection with authorized active construction on the premises or when located in an industrial district.

B. Recreational Vehicles and Equipment

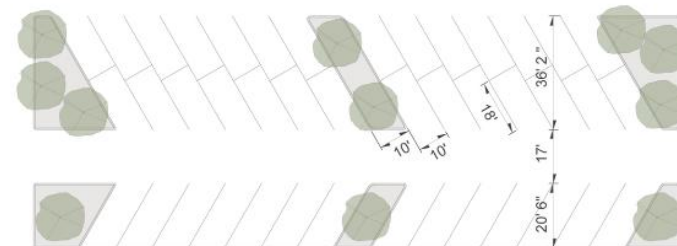
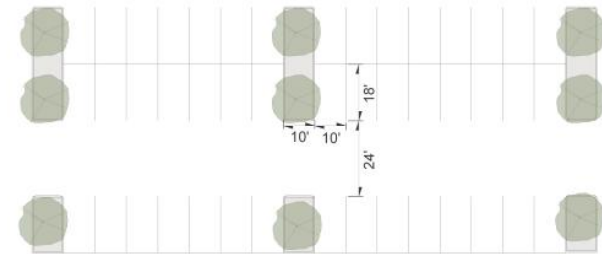
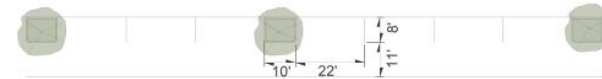
1. For the purpose of this section, recreational vehicles and equipment are defined as including boats, travel trailers, camping trailers, truck campers, motor homes, private motor coaches and van conversions, as licensed by the State.
2. Recreational vehicles or equipment may be parked and stored in any large lot residential or residential district within the Natural, Rural, Estate, Suburban, or Urban contexts provided the vehicle or equipment meets the following standards.
 - a. Is operational with current license tags.
 - b. Is on the property of the owner or tenant who resides at the residence.
 - c. Is the personal property of the owner or tenant.
 - d. Is not parked in any required front yard setback.
3. No lot or parcel of land shall contain more than one boat and one recreational vehicle stored outside of a completely enclosed building, and no such vehicle or equipment shall be used for living, sleeping, housekeeping or business purposes. In addition, no such vehicle or equipment shall be connected to utility services except in preparation for departure.
4. Recreational vehicles and equipment may not be parked or stored in any required set back and must be located on a paved or gravel pad behind the front plane of the principal building or structure on the lot.

SEC. 13.3 DESIGN STANDARDS

13.3.1 Dimensions

A. Parking Lot Layout

1. Parking space layout shall meet the following dimensions.



2. Parking spaces using geometric standards other than those specified above may be approved if developed and sealed by a registered engineer with expertise in parking facility design subject to a determination by the Administrator, that the proposed facility will

satisfy these parking requirements as adequately as would a facility using the dimensions specified above.

B. Tandem Parking

All dwelling units may provide required parking for up to two vehicles in tandem spaces. Such spaces shall be no less than nine feet in width and a minimum of 35 feet in depth for the pair of vehicles. Such tandem parking shall not extend over the sidewalk or otherwise interfere with pedestrian or vehicular movement.

C. Accessible Parking

Accessible parking shall be provided in compliance with the Americans with Disabilities Act Accessibility Guidelines, as determined by the State Fire Marshal.

D. Compact Spaces

Compact parking spaces are intended only for instances where design of a parking structure or parking area makes compliance with typical parking space dimensions infeasible. Compact parking spaces shall be no less than eight feet in width and a minimum of 18 feet in length. Such spaces shall comprise no more than ten percent of the required total parking spaces. No row of parking shall contain more than two contiguous compact spaces.

13.3.2 Surfacing

A. Surfacing Required

Except as provided below, where parking facilities or any other vehicular use area are provided, they shall be surfaced with asphalt bituminous, concrete or dustless material approved by the Administrator, and shall be maintained in a smooth, well-graded condition.

B. Pervious Parking Surfaces

1. All parking spaces may be surfaced with pervious parking surface that is engineered for parking or driveways.
2. Where an existing tree is adjacent to parking, paver bricks or other pervious surface shall be used within the dripline of the tree. No

parking shall be located closer than five feet from the trunk of an existing tree.

3. Where provided, pervious parking surfaces shall be maintained in a smooth, well-graded condition.

13.3.3 Setback

- A. All off-street parking must observe the required parking setback for the appropriate building type and zoning district, and in all cases, a minimum parking setback of not less than five feet, and a side setback on a corner lot of not less than five feet.
- B. In the event any parking abuts a walkway, sidewalk or street, the parking shall be separated by curbing or other protective device with a minimum distance of five feet between the protective device and the edge of the walkway, sidewalk or street.
- C. All parking shall be separated from buildings by a minimum distance of three feet.

13.3.4 Landscaping

Parking lots must be landscaped in accordance with 14.2.3, Parking Landscaping.

13.3.5 Lighting

Parking lots must provide lighting in accordance with ARTICLE 15, Outdoor Lighting.

13.3.6 Striping

All parking areas in the Suburban, Urban or Special contexts that are over 2,000 square feet or containing more than five individual off-street parking spaces shall stripe their required parking spaces.

13.3.7 Curbs

Where parking facilities or any other vehicular use areas are provided, they shall have curbs or wheel stops to prevent vehicles from overhanging adjacent property or landscaped areas. Where vehicles will overhang over medians or islands, shrubs and trees shall be planted a minimum of two feet from back of

the curb or wheel stop. Where pervious parking surfaces are provided, the Administrator may allow wheel stops in place of curbs.

13.3.8 Drainage

A. Required

Where parking facilities or any other vehicular use areas are provided, they shall be drained so as not to cause any nuisance on adjoining or nearby properties.

B. Grade

The maximum grade permitted for any required parking shall not exceed eight percent.

SEC. 13.4 BICYCLE PARKING

In order to enhance multi-modal transportation opportunities, the following standards for bicycle parking shall be met.

- A.** New mixed use building types shall provide a minimum of four bicycle parking spaces (two high-quality inverted “U” racks). Nonresidential development providing more than 20 but less than 100 vehicle parking spaces shall be required to provide six bicycle parking spaces. An additional one bicycle parking spaces shall be provided for each additional 15 vehicle parking spaces, or fraction thereof. A maximum of 24 bicycle parking spaces shall be required under this paragraph.
- B.** Bicycle parking facilities shall be located within 200 feet of the main building entrance, in areas with natural surveillance.
- C.** Bicycle parking facilities shall be high-quality, inverted “U”- type construction. Alternative high-quality bicycle parking facilities may be approved by the Administrator if they can be shown to:
 - 1.** Provide adequate theft protection and security; and
 - 2.** Support the bicycle at two points of contact to prevent damage to the bicycle wheels and frame.

SEC. 13.5 ALTERNATIVE PARKING PLAN

13.5.1 Applicant-Submitted Parking Data

The Administrator may modify the parking requirements of this article when an applicant submits parking data, prepared and sealed by a registered engineer in the State of Louisiana with transportation expertise, which illustrates that the standards of this Article do not accurately apply to a specific development. The data submitted for an alternative parking plan shall include, at a minimum, the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses.

13.5.2 Off-Site Parking

The Administrator may approve the location of required parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with the all of following standards.

A. Ineligible Activities

- 1.** Off-site parking may not be used to satisfy the off-street parking requirements for residential uses (except for guest parking), convenience stores or other convenience-oriented uses.
- 2.** Required parking spaces reserved for persons with disabilities may not be located off-site.

B. Location

Off-site parking spaces shall be located within 750 feet from the primary entrance of the use served unless shuttle bus service is provided to the remote parking area.

C. Zoning Classification

Off-site parking areas shall be located within a district which would permit the use to which such parking is accessory.

D. Agreement

- 1.** In the event that an off-site parking area is not under the same ownership as the principal use served, a legally binding written

agreement between the record owners of the property establishing the duration and conditions associated with the off-site parking.

2. An off-site parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this article.

13.5.3 Shared Parking

The Administrator may allow shared parking facilities if the shared parking complies with all of the following standards:

A. Ineligible Activities

Required parking spaces reserved for persons with disabilities may not be located off-site.

B. Location

Shared parking spaces shall be located within 750 feet of the primary entrance of all uses served, unless shuttle bus service is provided to the parking area.

C. Zoning Classification

Off-site parking areas shall be located within a district which would allow the use to which such parking is accessory.

D. Shared Parking Study

Applicants shall submit a shared parking analysis to the Administrator that clearly demonstrates the feasibility of shared parking. The study shall address, at minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking for all uses that will be sharing the parking spaces.

E. Agreement

1. A shared parking plan will be enforced through written agreement among all owners of record. An attested copy of the agreement between the owners of record shall be submitted to the Administrator.
2. A shared parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this article.

13.5.4 Valet Parking

The Administrator may approve valet parking as a means of satisfying parking requirements if the valet parking meets all of the following standards:

- A. Adequate assurance of the continued operation of the valet parking is provided, such as a contractual agreement for valet services or the tenant's affidavit agreeing to provide such services;
- B. An equivalent number of valet spaces are available to replace the required parking spaces. Such valet spaces do not require individual striping, and may take into account the tandem or mass parking of vehicles.
- C. Valet parking drop-off locations shall meet the requirements for stacking areas.
- D. The design of the valet parking shall not cause customers who do not use the valet service to park off-premise or cause queuing in the right-of-way.

13.5.5 Recording of Approved Plans

An attested copy of an approved alternative parking plan and any associated agreements shall be recorded in the deed records for West Feliciana Parish. The applicant shall provide proof of recording prior to approval of the certificate of occupancy.

13.5.6 Amendments

An alternative parking plan may be amended by following the same procedure required for the original approval.

SEC. 13.6 STACKING AND QUEUING SPACES

The following stacking standards shall apply unless otherwise expressly approved by the Administrator. The Administrator may require additional stacking spaces where trip generation rates suggest that additional spaces will be needed.

A. Minimum Number of Spaces

Off-street stacking spaces shall be provided as follows:

| Stacking & Queuing | Minimum Spaces | Measured From |
|-----------------------------------|----------------|-----------------------------|
| Automated teller machine | 3 | Machine |
| Bank teller lane | 4 | Teller or window |
| Car lubrication stall | 2 | Entrance to stall |
| Car wash stall, automated | 4 | Entrance to wash bay |
| Car wash stall, hand-operated | 3 | Entrance to wash bay |
| Day care drop off | 3 | Passenger loading area |
| Gasoline pump island | 2 | Pump island |
| Parking area, controlled entrance | 4 | Key code box |
| Restaurant drive through | 6 | Order box |
| Restaurant drive through | 2 | Order box to pick-up window |
| Valet parking | 3 | Valet stand |
| School (public and private) | n/a | Determined by Administrator |
| Other | n/a | Determined by Administrator |

B. Design and Layout

Required stacking spaces are subject to the following design and layout standards:

1. Dimensions

Stacking spaces shall be a minimum of nine feet by 20 feet in size.

2. Location

Stacking spaces shall not impede on- or off-site traffic movements or movements into or out of parking spaces.

3. Design

Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary by the Administrator for traffic movement and safety.

SEC. 13.7 OFF-STREET LOADING

13.7.1 Loading Facilities Required

- A. Off-street loading facilities shall be required for uses in the Rural, Estate, Suburban, and Urban contexts that regularly handle large quantities of goods, as determined by the Administrator. Loading facilities shall be of sufficient quantity to adequately serve the proposed use.
- B. Any vehicle sales or rental facility or similar use requiring delivery of vehicles by truck shall demonstrate adequate on-site area exists for the loading and unloading of such trucks.
- C. Any convenience store or similar use requiring deliveries by truck shall demonstrate adequate on-site area exists for the loading and unloading of such trucks.

13.7.2 Design and Layout

- A. Loading and unloading activities shall not be permitted in any public right-of-way.
- B. Loading and unloading activities may not encroach on or interfere with the public use of streets, sidewalks, and lanes by vehicles or pedestrians. Adequate space shall be made available for the unloading and loading of goods, materials, items or stock for delivery and shipping.
- C. Where off-street loading facilities are provided, they shall be not less than 15 feet in width by 40 feet in length, with not less than 15 feet of vertical clearance.
- D. All loading areas shall be screened from view from public right-of-way and adjacent residential districts with a low intensity buffer as established in 14.2.5, District Boundary Buffers by Context. An equivalent alternative buffer may be approved through the site plan review process established in 18.2.7, Site Plan Review.

SEC. 13.8 ACCESS MANAGEMENT

13.8.1 General Standards

- A. All buildings shall be located on a site abutting a public or private street built in accordance with Sec. 12.3, Street and Alley Standards, and Sec. 12.2, Block and Cul-de-sac Standards.
- B. Unless otherwise approved by the Parish Engineer, all liner buildings must take vehicular access from within the site.
- C. Unless otherwise approved by the Parish Engineer, all nonresidential sites abutting an arterial street must provide a shared access easement with a minimum paving width of 22 feet when abutting another mixed use or nonresidential property.
- D. No vehicle or obstacle may block driveways intended for use as a fire lane, or cross-access easement.

13.8.2 Access to Arterial Streets

- A. Direct driveway access from any lot less than 100 feet wide to an existing or proposed arterial street shall be prohibited.
- B. When a non-residential site is abutting an existing or proposed arterial street, access to the arterial street may be limited by one of the following means:
 1. Driveway access between the site and an arterial street may be located no closer than 300 feet to any other proposed or existing intersecting arterial;
 2. Sites may be subdivided so as to provide access onto a frontage road; or
 3. Approval of driveway access between a site and the arterial at an interval less than those specified may be granted only by review and recommendation of the Administrator.

13.8.3 Driveways for Residential Building Types

A. Alley Access Required

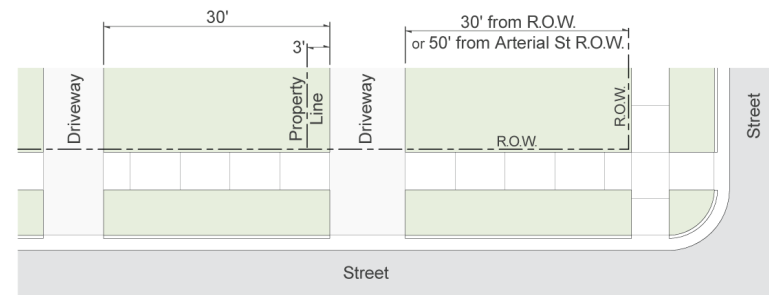
1. When an improved alley is provided, all vehicular access shall take place from the alley. Access may be taken from the side street on corner lots.
2. All lots 40 feet or less in width are required to take vehicular access from a rear alley. In the event that a lot existing at the time of the effective date of this development ordinance is less than 40 feet in width and does not abut an alley, then the lot may take vehicular access from the street.

B. Width of Driveways

1. Driveways serving residential building types on lots less than 35 feet in width may be no less than eight feet and no more than 12 feet in width in the required front setback.
2. Driveways serving residential building types on lots greater than 35 feet in width may be no less than eight feet and no more than 20 feet in width in the required front setback.

C. Location of Driveways

1. Non-alley loaded residential driveways may be no closer than 30 feet from any other driveway and no closer than three feet to any side lot line.



2. Unless otherwise approved or required by the Parish Engineer, non-alley loaded residential driveways may intersect a street no closer than

20 feet from the intersection of two street right-of-way lines and no closer than 50 feet from the intersection of an arterial street.

13.8.4 Driveways for Mixed Use Building Types

A. Alley Access Required

When an improved alley is provided, all vehicular access shall take place from the alley. Access may be taken from the side street on corner lots.

B. Width of Driveways

The width of a driveway associated with a mixed use building type may be no less than eight feet and no more than 30 feet in width.

C. Location of Driveways

1. A platted lot shall be permitted the number of driveways identified in the table below. The Parish Engineer may approve or require additional driveways. Such determination shall consider site design, pedestrian and vehicle circulation, adjacent uses, topography, speed of traffic on adjacent roads, and other such considerations.

DRIVEWAYS

| Total Site Frontage | Number of Driveways (max) |
|----------------------------------|---------------------------|
| 200 feet of frontage or less | 1 |
| 201 feet to 400 feet of frontage | 2 |
| 401 feet to 600 feet of frontage | 3 |
| 601+ feet of frontage | 4 |

2. Driveways for mixed use building types shall be separated by a distance not less than 150 feet measured centerline to centerline of the driveways. In the event that an infill lot is unable to meet this separation requirement due to the location of existing driveways on adjacent lots, the infill lot shall be permitted one driveway.
3. Unless otherwise approved or required by the Parish Engineer, the permitted driveway for a corner lot shall connect to the street with the lower roadway classification.
4. Unless otherwise approved or required by the Parish Engineer, non-alley loaded mixed use driveways may intersect a street no closer than

50 feet from the intersection of two street right-of-way lines and no closer than 100 feet from the intersection of an arterial street.

5. Driveways for mixed use building types shall be contained entirely within the property frontage or as part of a joint access easement with an adjacent platted property.

13.8.5 Clear Sight Distance

A clear sight distance shall be established at the intersection of a driveway and a street and on all corner sites (the intersection of two streets), as set forth in 12.3.11, Clear Sight Distance.

ARTICLE 14. LANDSCAPING

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Sec. 14.2 Mixed Use Building Types 14-2

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SEC. 14.1 APPLICABILITY

- A. Unless specifically exempted below, all existing and proposed development shall provide landscaping in accordance with this article. No certificate of occupancy shall be issued until these standards have been met.
- B. The provisions of this article shall not apply to Residential Building Types established in 2.4.1, Residential Building Type Summary.
- C. Buildings and uses lawfully existing as of the effective date of this Development Ordinance may be renovated or repaired without providing additional landscaping, provided there is no increase in gross floor area or change in use of existing floor area, or the addition of accessory buildings or structures.
- D. Where a building or use existed as of the effective date of this Development Ordinance, and the building or use is enlarged in gross floor area or impervious area by ten percent or 2,000 square feet, whichever is less, landscaping as specified in this article shall be required.
- E. Parking areas providing five or less spaces are exempt from the parking landscaping requirements below.

SEC. 14.2 MIXED USE BUILDING TYPES

14.2.1 Street Trees

- A. Street trees are required to be installed as identified in 12.3.3, Street and Alley Dimensional Standards. In the event that a specific street dimensional standard does not apply, street trees shall be required along all streets at the rate of one canopy tree per lot or one canopy tree for every 40 linear feet (spaced a maximum of 50 feet apart).
- B. Where overhead utilities exist, understory trees may replace canopy trees at the rate of one understory tree for every 20 feet (spaced a maximum of 30 feet apart).
- C. All street trees shall be planted in the right-of-way. Where underground utilities or other practical difficulties exist, the Administrator may allow

street tree planting no less than five feet or more than 15 feet from the back of the sidewalk.

14.2.2 General Landscaped Area

All lots shall be landscaped with a minimum of one canopy tree, one understory tree and four shrubs for every 4,000 square feet of lot area.

14.2.3 Parking Landscaping

A. Perimeter Landscaping

A landscaped area is required when a parking or vehicular use area lies within 50 feet of an adjacent property or a street right-of-way. The landscaped area shall be a minimum of five feet wide, landscaped with shrubs installed at a rate of one for every 15 square feet of landscaped area. Selected shrubs shall not exceed a mature or maintained height of three feet. In the Urban context a 30-inch wall located in a three-foot planting strip may be substituted for the shrubs.

B. Interior Islands

An interior landscaped island shall be provided for every ten spaces. Each island shall contain a minimum of 200 square feet with a minimum width of eight feet inside the curb and include a minimum of one canopy tree.

Interior islands shall be evenly distributed throughout the parking area, with no parking space located more than 100 feet from a planting island.

Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees where approved by the Administrator.

C. Terminal Islands

All rows of spaces shall terminate in a curbed landscaped island. Each island shall conform to the specifications described for interior islands above.

D. Median Islands

1. A median island with a minimum width of eight feet inside the curb shall be sited between every six single parking rows and along primary internal and external access drives.

2. Each median island shall be planted at the rate of one canopy tree for every 40 linear feet (spaced a maximum of 50 feet apart).
3. Median intervals may be expanded in order to preserve existing trees, where approved by the Administrator.
4. A median island may also serve as the location for a sidewalk connecting the use and the street. In such case, the sidewalk shall be a minimum of five feet wide, and the remaining planting area shall be no less than five feet wide.

E. Maximum Parking Area Pod Size

Parking areas shall be broken up by landscaped area, tree islands, and buildings into pods containing no more than 160 parking spaces.

F. Vehicular Use Areas

The interior island, terminal island, median island and maximum pod size requirements do not apply to areas specially designated for the display of motor vehicles for sale or rental, but the requirements do apply to required employee and customer parking areas.

G. Vehicle Overhang

The front of a vehicle may overhang any landscape area a maximum of two feet, provided the area is protected by vehicle wheel stops or curbing.

H. Drainage

Where possible, a portion of the drainage from parking areas should be drained through swales that include deep rooted perennial ornamental grasses.

14.2.4 Landscaping for Stormwater Areas

Stormwater ponds and other man-made water features shall be planted with native wetland plants for a minimum of 50 percent of the length of the shoreline.

14.2.5 District Boundary Buffers by Context

A. Generally

1. Design variations may be permitted by the Administrator.

2. A required buffer is determined exclusive of any required setback; however, the required buffer may be located wholly or partially within a required setback.
3. No principal building on the subject site may be located closer than five feet to a required buffer.
4. The purpose of a buffer is to interrupt sight lines from adjacent property. If the grade of the site, or other condition, prevents the buffer from accomplishing this purpose then the minimum requirements may be modified by the Administrator.
5. Water, sanitary sewer, electrical, telephone, natural gas, cable, storm drainage, or other service lines may be located within buffers.
6. Required trees and shrubs must be installed a minimum of five feet away from any flow line of a swale.
7. Buffer width is calculated on the average width of the buffer per 100 feet or portion of buffer. The minimum width of the buffer at any one point shall not be less than one-half the required width of the buffer.
8. When a buffer between district boundaries is required, the buffer type shall be based on the context in which the buffering property is designated.
9. Each 100 linear feet of required light intensity buffer shall be planted with the number of canopy trees, understory trees and shrubs identified in the table above.

B. Low Intensity Buffers Required

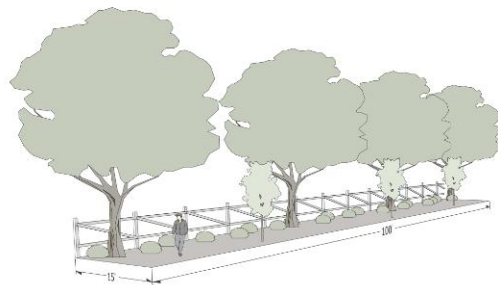
1. A low intensity district boundary buffer is required in the Rural, Suburban and Urban contexts where any mixed use district abuts a large lot residential or residential district.
2. A low intensity district boundary buffer may also be required as a use standard under ARTICLE 10, Use Provisions.

C. High Intensity Buffers Required

- 1.** A high intensity district boundary buffer is required in the Rural, Suburban, Urban and Special contexts where any commercial district or heavy industrial district abuts a large lot residential or residential district.
- 2.** A high intensity district boundary buffer may also be required as a use standard under ARTICLE 10, Use Provisions.

D. District Boundary Buffer by Context

The following Buffer standards establish the requirements for each 100 lineal feet, or portion thereof, for each buffer intensity level in each applicable context area

1. Rural and Estate Context, Low Intensity**a. Width**

The buffer shall be an average of 15 feet wide.

b. Fence

The required fence shall be a split rail fence, lap rail fence, or post and rail fence constructed of high quality wood or other material approved by the Administrator.

c. Canopy Trees

The buffer shall contain four canopy trees per 100 lineal feet.

d. Understory Trees

The buffer shall contain three understory trees per 100 lineal feet.

e. Shrubs

The buffer shall be required to contain 20 shrubs per 100 lineal feet.

2. Rural and Estate Context, High Intensity**a. Width**

The buffer shall be an average of 35 feet wide.

b. Wall

The required wall shall be a minimum of three feet in height and constructed of one or a combination of the following: stone; cast-stone; split-faced block; or other material approved by the Administrator.

c. Canopy Trees

The buffer shall contain six canopy trees per 100 lineal feet.

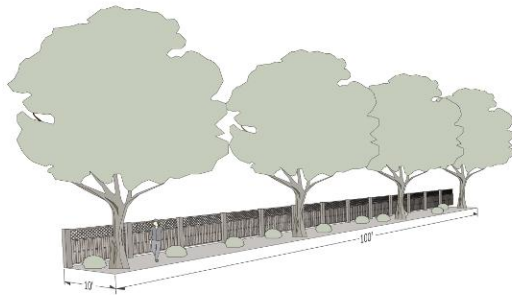
d. Understory Trees

The buffer shall contain five understory trees per 100 lineal feet.

e. Shrubs

The buffer shall contain 20 shrubs per 100 lineal feet.

3. Suburban, Low Intensity



a. Width

The buffer shall be an average of 10 feet wide.

b. Fence

The required fence shall be a minimum of six feet in height and constructed of materials, such as treated wood or other material approved by the Administrator.

c. Canopy Trees

The buffer shall contain four canopy trees per 100 lineal feet.

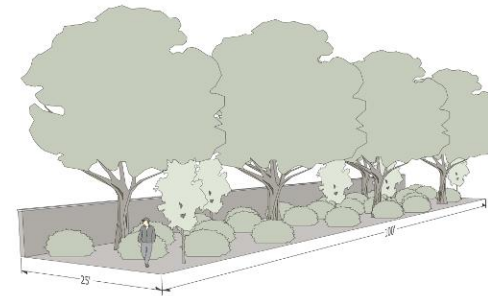
d. Understory Trees

Understory trees are not required for this buffer.

e. Shrubs

The buffer shall be required to contain 10 shrubs per 100 lineal feet

4. Suburban, High Intensity



a. Width

The buffer shall be an average of 25 feet wide.

b. Wall

The required wall shall be a minimum of six feet in height and constructed of one or a combination of the following: brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; or other material approved by the Administrator.

c. Canopy Trees

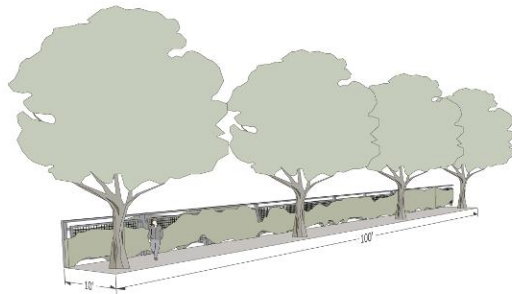
The buffer shall contain six canopy trees per 100 lineal feet.

d. Understory Trees

The buffer shall contain five understory trees per 100 lineal feet.

e. Shrubs

The buffer shall be required to contain 25 shrubs per 100 lineal feet

5. Urban, Low Intensity**a. Width**

The buffer shall be an average of 10 feet wide.

b. Fence

The required living fence shall be a minimum of six feet in height and constructed of materials, such as treated wood, wrought iron or other material approved by the Administrator and shall be planted so as to create an evergreen wall.

c. Canopy Trees

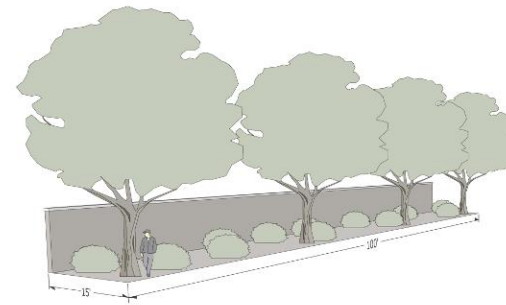
The buffer shall contain four canopy trees per 100 lineal feet.

d. Understory Trees

Understory trees are not required for this buffer.

e. Shrubs

Shrubs are not required for this buffer.

6. Urban, High Intensity**a. Width**

The buffer shall be an average of 15 feet wide.

b. Fence

The required wall shall be a minimum of six feet in height and constructed of one or a combination of the following: brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; or other material approved by the Administrator.

c. Canopy Trees

The buffer shall contain four canopy trees per 100 lineal feet.

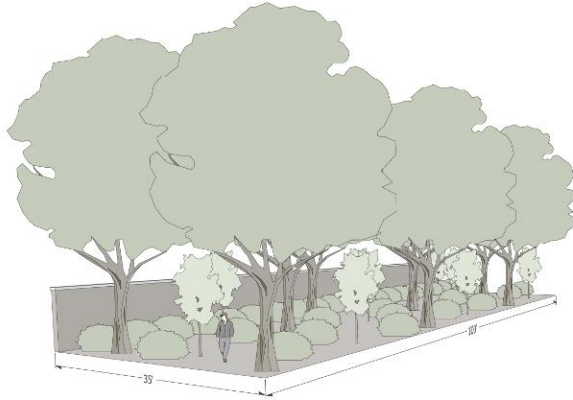
d. Understory Trees

Understory trees are not required for this buffer.

e. Shrubs

The buffer shall be required to contain 12 shrubs per 100 lineal feet.

7. Special, High Intensity



a. Width

The buffer shall be an average of 35 feet wide.

b. Fence

The required wall shall be a minimum of eight feet in height and constructed of one or a combination of the following: brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; or other material approved by the Administrator.

c. Canopy Trees

The buffer shall contain ten canopy trees per 100 lineal feet.

d. Understory Trees

The buffer shall contain nine understory trees per 100 lineal feet.

e. Shrubs

The buffer shall be required to contain 35 shrubs per 100 lineal feet.

SEC. 14.3 SCREENING

14.3.1 Service Areas

- A. Trash collection, trash compaction, recycling collection and other similar service areas shall be located on the side or rear of the building and shall be effectively screened from view from residential properties or public rights-of-way.
- B. Enclosures shall be fully screened by opaque walls or fences at least eight feet high with self-closing access doors. Wall or fence materials shall be compatible with the primary structure.

14.3.2 Loading Areas

- A. All loading areas visible from residential districts or public rights-of-way shall provide a 100 percent opaque, year-round screen.
- B. This screen shall consist of walls, fences, plant material or combination totaling eight feet in height at installation. Wall or fence materials shall be compatible with the primary structure.

14.3.3 Mechanical Equipment

- A. All roof, ground and wall-mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be screened from ground level view from residential districts or public rights-of-way.
- B. Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers painted to blend with the primary structure.
- C. Wall or ground-mounted equipment screening shall be constructed of:
 - 1. Planted vegetative screens;
 - 2. Brick, stone, reinforced concrete or other similar masonry materials; or
 - 3. Redwood, cedar, pressure-treated wood or other similar materials.

14.3.4 Utilities

With the exception to those located in the right-of-way, all above-ground utilities and appurtenances to underground utilities which require above-ground installation, shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure. Required access points to these utilities are exempt from screening.

14.3.5 Fencing and Walls

- A. No fence or wall may be more than nine feet in height. A fence or wall in any required front yard shall not exceed four feet in height.
- B. No wall or fence may be located within any required drainage, utility or similar easement.
- C. All fences and walls shall be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; treated wood; wrought iron; or other material approved by the Administrator. No wall containing more than 50 percent exposed standard concrete masonry blocks may be allowed, whether painted or not.
- D. Electrified fences, barbed wire or concertina wire shall not be permitted.
- E. Chain-link fences shall not be permitted in any front yard setback.
- F. Breaks in the fence or wall may be provided for pedestrian connections to adjacent developments.
- G. The maximum length of a continuous, unbroken and uninterrupted fence or wall plane shall be 100 feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections or a change in material.

SEC. 14.4 DESIGN AND INSTALLATION

14.4.1 Plant Material

A. General

- 1. All landscaping shall be installed in a sound manner and in accordance with accepted standards of the Louisiana Nurseryman's Manual for the

Environmental Horticulture Industry, latest edition, as published by the Louisiana Nursery and Landscape Association.

2. Plant material shall be true to name, variety and size and shall conform to all applicable provisions of the American Standards for Nursery Stock, latest edition.
3. Plant materials shall be cold hardy for the specific location where they are to be planted.
4. Trees and shrubs shall be salt-tolerant in coastal areas.
5. Trees and shrubs shall be drought-tolerant and able to survive on natural rainfall once established with no loss of health.

B. Canopy Trees

1. Canopy trees selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock, ANSI latest edition as published by the American Nursery & Landscape Association.
2. All single trunk trees shall have a minimum 2½-inch caliper and must measure a minimum of ten feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.
3. Multi-trunk trees shall have main stems with a minimum 1½-inch caliper per trunk, a minimum of three main stems, and must measure a minimum of ten feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

C. Understory Trees

1. Understory trees selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock, ANSI latest edition as published by the American Nursery & Landscape Association.
2. All single trunk trees shall have a minimum 1½-inch caliper and must measure a minimum of eight feet tall at time of planting. All tree

heights shall be measured from the top of the root ball to the tip of the highest branch.

3. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and must measure a minimum of eight feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

D. Shrubs

1. Shrubs selected for planting shall meet the minimum requirements provided in the American Standard for Nursery Stock, latest edition as published by the American Nursery & Landscape Association.
2. All required shrubs shall be a minimum of 20 inches in height in a minimum three-gallon container.
3. Shrubs shall be of a species that under average conditions will reach a minimum height of 24 inches within 12 months.
4. When planted as a hedge, the maximum spacing for 20-inch high shrubs shall be 36 inches on center. Spacing for other size shrubs shall be determined by the Administrator.

E. Ground Cover and Vines

1. Ground cover (other than turf grass) shall be well-rooted container stock spaced no more than 12 inches on center.
2. Vines and ground cover plants should show a number of vigorous woody runners or a well-developed crown.

14.4.2 Credit for Existing Plant Material

- A. Required landscaped areas shall incorporate existing natural vegetation to the maximum extent feasible. Prior to disturbance of a required planting area, approval shall be obtained from the Administrator. Where existing vegetation is inadequate to meet the required landscaping standards, additional plant material shall be required.
- B. Existing native habitat or vegetation located within planting areas and meeting the requirements of this article may be counted.

- C. In the event that the existing vegetation has been credited and is subsequently removed or dies, it shall be replaced with the appropriate planting material.
- D. Credit may also be permitted for existing plant material, fences and walls on abutting property, provided such items are in a permanently protected area, including, but not limited to:
 - 1. A conservation easement or preserve area on adjacent property; or
 - 2. An existing utility or drainage easement exceeding 100 feet in width.

14.4.3 Sight Distance Planting

Excluding street trees 12 inches or less DBH required by this article, at the intersection of a driveway and a street and on all corner lots (the intersection of two streets); a clear sight distance shall be established as set forth in 12.3.11, Clear Sight Distance. All established street trees interfering with the clear sight distance shall be maintained by the abutting property owner and shall be kept free of foliage for 80 inches measured up from the base of the tree. Any shrubs interfering with the clear sight distance shall not exceed 30 inches in height.

14.4.4 Soils

Planting areas shall have un-compacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill shall be removed.

14.4.5 Irrigation

A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated, an irrigation system shall be required.

14.4.6 Tree Protection During Construction

- A. Existing trees to remain on the site as required landscaping shall be protected from vehicular movement and material storage over their root spaces during construction. An undisturbed area with a porous surface shall be reserved below the dripline of each tree or group of trees.

- B. Trees designated for protection must be completely enclosed by a fence. Fencing must be in place prior to any clearing or site work. Fencing must remain in place until all construction has been completed or a certificate of occupancy has been issued, whichever is latest.

14.4.7 Issuance of Certificate of Occupancy

- A. The Administrator shall not issue a permanent certificate of occupancy until all seeding, trees and plant material have been placed in accordance with the requirements of this article.
- B. A temporary certificate of occupancy may be issued for a period of 30 days under circumstances that would affect the seeding and planting of the site, or until the proper planting season is reached to complete the landscaping requirements, and may be extended up to 90 days upon request.

SEC. 14.5 CONSTRAINED SITES

Alternative landscaping may be approved by the Administrator only where the required landscaping in this article cannot be physically met on the site for one of the following reasons:

- A. Redevelopment of an existing site requires landscaping to be added, but a building, pavement or stormwater facility already exists; or
- B. The site has lost area from existing landscaping due to adjacent road widening.

SEC. 14.6 MAINTENANCE

14.6.1 Responsibility

The responsibility for maintenance of a planted area shall remain with the owner, his or her successors, heirs, assignees or any consenting grantee.

14.6.2 Maintenance

- A.** All plant materials shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
- B.** Necessary pruning and trimming shall be in accordance with the American National Standards for Tree Care Operations: Tree Shrub and Other Woody Plant Maintenance – Standards Practices (Pruning), and shall not be interpreted to include topping of trees through removal of crown material or the central leader, or any other similarly severe procedures that cause irreparable harm to the natural form of the tree, except where such procedures are necessary to maintain public overhead utilities.
- C.** Dead or diseased plant materials shall be removed. Replacement plant materials shall be provided for any required plants that die or are removed for any reason.
- D.** Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.

14.6.3 Failure to Maintain

In the event that any owner of a landscaped area fails to maintain the area according to the standards of this paragraph, the Parish shall have the right to recover the cost of enforcement, including reasonable attorney fees. The Parish may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the landscaped area to take maintenance action. The cost of such maintenance shall be charged to the party having the primary responsibility for maintenance of the landscaped area.

ARTICLE 15. OUTDOOR LIGHTING

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SEC. 15.1 APPLICABILITY

- A.** Unless specifically exempt below, all existing and proposed development shall meet the provisions of this section.
- B.** Buildings lawfully existing as of the effective date of this Development Ordinance may be renovated or repaired without modifying outdoor lighting in conformance with this section, provided there is no increase in gross floor area in the building or the impervious area of the site.
- C.** Where a building existed as of the effective date of this Development Ordinance and the building is enlarged in gross floor area or impervious area on the site by ten percent or 2,000 square feet, whichever is less, outdoor lighting as specified in this section shall be provided.

SEC. 15.2 PROHIBITED SOURCES

The following light fixtures and sources shall not be used where the source of the direct light emitted is visible from adjacent lots:

- A.** Low-pressure sodium and mercury vapor light sources;
- B.** Cobra-head-type fixtures having dished or drop lenses or refractors which house other than incandescent sources; and
- C.** Searchlights and other high-intensity narrow-beam fixtures.

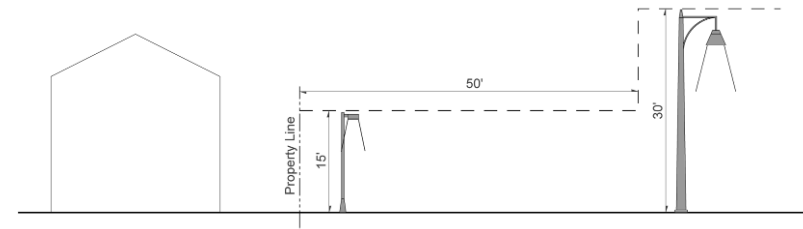
SEC. 15.3 DESIGN REQUIREMENTS

Outdoor lighting shall primarily be used to provide safety, while secondarily accenting key architectural elements and to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project. This may be accomplished through style, material or color. All lighting fixtures designed or placed to illuminate any portion of a site shall meet the following requirements:

15.3.1 Fixture (Luminaire)

The light source shall be concealed and shall not be visible from any street right-of-way or adjacent properties. In order to direct light downward and minimize the amount of light spill into the night sky and onto adjacent properties, all lighting fixtures shall be cutoff fixtures.

15.3.2 Fixture Height



Lighting fixtures shall be a maximum of 30 feet in height within parking areas and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas. Light fixtures located within 50 feet of the property line of any ground floor residential use may not exceed 15 feet in height.

15.3.3 Light Source (Lamp)

Only incandescent, fluorescent, light-emitting diode (LED), metal halide, or color-corrected high-pressure sodium may be used. The same light source type shall be used for the same or similar types of lighting throughout the development.

15.3.4 Mounting

Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.

15.3.5 Limit Lighting to Periods of Activity

The use of sensor technologies, timers or other means to activate lighting during times when it will be needed is encouraged to conserve energy, provide safety and promote compatibility between different land uses.

SEC. 15.4 SPECIFIC LIGHTING

15.4.1 Security Lighting

- A. Building-mounted security light fixtures such as wall packs shall not project above the fascia or roof line of the building and shall be shielded.
- B. Security fixtures, including but not limited to floodlights and wall packs, may not face ground floor residential uses.
- C. Security fixtures shall not be substituted for parking area or walkway lighting and shall be restricted to loading, storage, service and similar locations.

15.4.2 Accent Lighting

Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture shall be located, aimed or shielded to minimize light spill into the night sky. No accent lighting is permitted in the Natural or Rural contexts.

15.4.3 Canopy Area Lighting

All development that incorporates a canopy area over fuel sales, automated teller machines or similar installations shall use a recessed lens cover flush with the bottom surface of the canopy that provides a cutoff or shielded light distribution.

15.4.4 Entrances to Mixed Use Building Types

All entrances to mixed use building types, and all entrances in apartment building types containing more than four units, shall be adequately lighted to ensure the safety of persons and the security of the building.

15.4.5 Commercial Parking Area Lighting

All commercial parking areas shall be required to provide lighting during nighttime hours of operation, except in the Natural and Rural contexts.

15.4.6 Outdoor Recreation

- A. Lighting for outdoor recreation fields shall be arranged to prevent direct glare onto any public or private property or streets.
- B. Field illumination shall utilize a cutoff type light at the edge of the regular field so that light cast beyond the cut off does not exceed one footcandle.
- C. No luminaries or light shield shall be visible from adjoining residential districts.

SEC. 15.5 EXCESSIVE ILLUMINATION

- A. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property shall be prohibited. Lighting unnecessarily illuminates another lot if it exceeds the requirements of this Article.
- B. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of either drivers or pedestrians.

**ARTICLE 16. OUTDOOR STORAGE &
DISPLAY**

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Sec. 16.2 Outdoor Storage 16-2

 16.2.1 Limited Outdoor Storage 16-2

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Sec. 16.3 Outdoor Display..... 16-2

SEC. 16.1 APPLICABILITY

- A. Any merchandise, material or equipment stored outside of a fully-enclosed building shall be subject to the requirements of this article.
- B. Where merchandise, material or equipment is stored outside of a fully-enclosed building in the Natural, Rural or Estate contexts, and the storage area lies more than 100 feet from any adjacent right-of-way or property line, the provisions of this article shall not apply.
- C. Vehicles for sale, lease or rent as part of a permitted use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the requirements of this article.

SEC. 16.2 OUTDOOR STORAGE

Materials stored in outdoor storage are not normally brought indoors overnight. Outdoor storage is broken in two categories as follows:

16.2.1 Limited Outdoor Storage

- A. Limited outdoor storage is defined as the overnight outdoor storage of vehicles awaiting repair (includes the storage of vehicles at self-storage facility), merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, shopping carts, garden supplies, building supplies, plants, fleet vehicles and other similar merchandise, material or equipment.
- B. Limited outdoor storage may only be permitted in the Mixed Use, Commercial, and Industrial districts following approval of a site plan illustrating the extent of the permitted area for limited outdoor storage and provided it meets the standards below.
 - 1. Limited outdoor storage shall not be more than 12 feet in height and shall be fully screened from view from the public right-of-way, public parking areas, or adjacent residential development by a 100 percent opaque visual barrier or screen.
 - 2. All limited outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential district.

- 3. Limited outdoor storage shall be located in the rear yard.
- 4. Limited outdoor storage may be located to the side of a building, provided it is not located within the side setback.
- 5. Vehicles awaiting repair may be stored up to 14 days within the required screened storage area.

16.2.2 General Outdoor Storage

- A. General outdoor storage is defined as salvage yards, vehicle storage yards, overnight outdoor storage of shipping containers, lumber, pipe, steel, junk and other similar merchandise, material or equipment.
- B. General outdoor storage shall only be permitted in the heavy and light industrial districts following review of a site plan illustrating the extent of the permitted area for general outdoor storage and provided it meets the standards below.
 - 1. General outdoor storage shall be screened by a 100 percent opaque visual barrier or screen. Such screening shall be high enough to completely conceal all outdoor storage from view from adjacent rights-of-way and any residential district.
 - 2. All general outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential district.
 - 3. No general outdoor storage shall be permitted in a front yard or otherwise forward of the building's front setback line.
 - 4. General outdoor storage may be located in the side or rear yard.

SEC. 16.3 OUTDOOR DISPLAY

- A. Outdoor display is defined as the outdoor display of products actively available for sale. The outdoor location of soft drink or similar vending machines shall be considered outdoor display. Outdoor display shall not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers (such merchandise shall be considered outdoor storage).

- B.** Outdoor display may be permitted in association with any nonresidential use following approval of a site plan illustrating the extent of the permitted area for outdoor display. The area for outdoor display must meet the standards below.
- 1.** Outdoor display is permitted adjacent to the primary façade (façade with principal customer entrance) and shall extend no more than eight feet from such façade.
 - 2.** Outdoor display shall be located no closer than five feet from any public entrance.
 - 3.** Outdoor display shall occupy no more than 30 percent of the horizontal length of the façade.
 - 4.** Outdoor display shall not impair the ability of pedestrians to use the sidewalk or parking areas.

ARTICLE 17. SIGNS

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SEC. 17.1 GENERAL

17.1.1 Applicability

This section applies to all signs erected, placed, painted, installed or otherwise made visible on private or public property, except as otherwise provided in this article.

17.1.2 Exempt Signs

The following signs shall not be subject to the regulations of this article:

- A.** Signs erected by or on behalf of or pursuant to the authorization of a governmental body or agency.
- B.** Flags, pennants, or insignia of any governmental or nonprofit organization, when not displayed in connection with a commercial promotion or as an advertising device. The flag pole shall not exceed the allowed height in the district.
- C.** Signs directing and guiding traffic on private property that do not exceed four square feet in size each and that bear no advertising message or logo.
- D.** Signs not exceeding four square feet in size that are customarily associated with residential use and that are not of a commercial nature, such as signs giving names of occupants, signs on mailboxes and newspaper tubes, and signs posted on private property relating to private parking or warning the public against trespassing or danger from animals.
- E.** Signs containing the message that the real estate on which the sign is located is for sale, lease, or rent, together with information identifying the owner or agent. The real estate sign shall not exceed 16 square feet in size for developments less than two acres, and shall not exceed 32 square feet in size or six feet in height for all developments larger than two acres. Only one sign on each street frontage may be erected.
- F.** Hanging signs located below a canopy or awning that do not exceed 18 inches in height or five square feet in area, provided there is no more than one such sign per customer entrance and the sign maintains a clear height of eight feet above the ground.
- G.** Directory signs (attached or freestanding) that are not visible from the street, provided that no more than one sign per customer entrance is allowed, up to a maximum of 16 square feet in area.
- H.** Displays, including lighting, erected in connection with the observance of holidays. Such signs shall be removed within ten days following the holiday.
- I.** One on-premises construction project sign, not to exceed 16 square feet in size in a residential district, or 32 square feet in size in all other districts. Construction signs shall not be erected prior to site plan or plat approval or the issuance of a building permit, and shall be removed within 15 days after final inspection and approval of the project.
- J.** Political signs are permitted in all districts. Signs shall not exceed 16 square feet in aggregate area per lot. No such sign shall be located within or over the public right-of-way.
- K.** Signs indicating special events, such as a fair, carnival, festival, grand opening, sale, or similar non-permanent activity to be conducted within the jurisdiction. Such sign shall not exceed 32 square feet in area and may be erected for a period not to exceed 30 days. Such signs shall be removed within seven days after the event has taken place.
- L.** "Yard Sale" signs located on-site and not exceeding four square feet in area, not used in connection with any continuous commercial activity.
- M.** "Yard Sale" signs, located off-site from the property where such activity is to occur, shall be permitted outside of public rights-of-way. Such signs may not exceed four square feet in size. Signs shall not be erected more than 48 hours before the sale date and shall be removed within 24 hours of the sale date.

17.1.3 Prohibited Signs

The following signs are expressly prohibited within all zoning districts:

- A.** Portable signs, including any signs painted on or displayed on vehicles or trailers usually parked in public places primarily for displays. Additionally, any such prohibited sign designed to be portable shall not be permitted to be altered so as to be made permanent.

- B. Roof signs.
- C. Windblown signs, including banners, pennants, streamers, spinners, blimps, gas balloons, and no more than two flags, unless specifically exempted above.
- D. Any sign or device set into motion by mechanical, electrical, or other means.
- E. Any flashing sign or device displaying flashing or intermittent lights or lights of changing degrees or intensity.
- F. Any mechanized or electronic changeable copy sign that flashes, scrolls or is otherwise displayed for less than five minutes at one time. Changeable copy is allowed to replace any portion of an existing or proposed sign, provided the message remains static (no flashing or scrolling) for a period of no less than five minutes at one time.
- G. Any sign which is a copy or imitation of an official sign, or which purports to have official status.
- H. Any sign that is attached to the roof of a building that projects above the parapet wall or apex of the roof to which it is attached.
- I. Any sign placed in the right-of-way, other than those erected by a governmental agency.
- J. Any sign attached to utility poles, trees or plants.

17.1.4 Existing Signs or Sign Structures

Existing signs and sign structures that were legally erected shall be brought into conformance with this article as follows.

- A. Any modification (except for sign maintenance) shall be in compliance with this article. Changing the tenant panel of a multi-tenant sign shall be exempt from this requirement.
- B. A nonconforming sign that is within 10 percent of the height or area requirements of this article may be reviewed and approved for continuation by the Board of Adjustment.

17.1.5 Sign Permit Required

A zoning permit is required for each sign or series of signs to be installed on a site. The zoning permit shall ensure compliance with this article prior to the issuance of any building or other permit for a sign.

17.1.6 Common Sign Plan

A common sign plan shall be filed with the Administrator for all sites occupied by more than one tenant. After the filing of a common sign plan, all tenant signs shall meet the requirements of the plan. The applicant shall indicate the standards of consistency of all signs on the subject property with regard to:

- A. Colors;
- B. Letter/graphics style;
- C. Location of each sign;
- D. Materials used in sign construction; and
- E. Maximum dimensions and proportion.

17.1.7 Variances Allowed

No variance shall be allowed for:

- A. Sign type;
- B. Freestanding sign height, area or number; or
- C. Sign illumination.

17.1.8 Noncommercial Message Substitution

A noncommercial message may be substituted for the commercial message allowed on any sign type.

SEC. 17.2 TYPES OF SIGNS

17.2.1 Building Signs

A building sign is an on-premises sign that is directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign.

A. Generally

1. Allowed Contexts

Building signs are allowed in all contexts.

2. Size

The maximum size of the sum of the area of all building signs shall not exceed 15 percent of the facade area of the tallest floor (typically the ground floor).

3. Number

More than two building signs on separate facades may be erected, provided the total surface area allowed is not exceeded.

4. Height

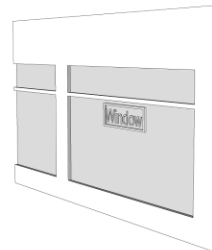
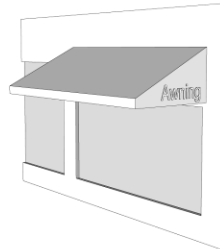
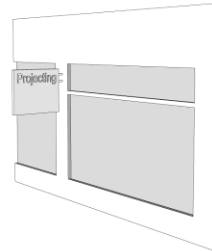
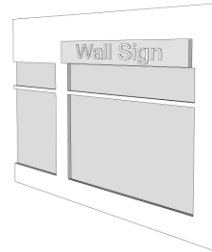
No building sign may extend above the parapet wall or roof line of the building.

5. Projection/Clearance

With the exception of a projecting sign, no building sign may project more than 12 inches from the building wall. All building signs that project more than six inches from the wall shall maintain a clear height of eight feet above the ground.

6. Illumination

Building signs may be illuminated either internally or externally, provided that no sign located within 150 feet of a residential district may be illuminated during the hours between 12:00 midnight and 6:00 a.m.



B. Wall Signs

A wall sign is an on-premises sign attached flat to or mounted away from but parallel to the building wall, projecting no more than 12 inches from the building wall.

C. Projecting Sign

1. A projecting sign is an on-premise sign fastened directly to a supporting building wall, and intersecting the building wall at a right angle. A projecting sign extends more than 12 inches from the building, and may be two or three-dimensional.
2. The maximum area of any single side of a projecting sign shall be 20 square feet. No more than one projecting sign shall be allowed for each tenant. No projecting sign shall project closer than three feet to the curb line. No sign shall project more than one-half the width of the sidewalk.

D. Awning or Canopy Sign

1. An awning or canopy sign is a sign which is attached flat to an awning or canopy.
2. The maximum area of a single awning or canopy sign shall not exceed 25 percent of the surface area of the face of the awning or canopy. One awning sign shall be allowed per awning. No portion of any awning or canopy sign shall project closer to the curb line than the awning or canopy to which it is attached.

E. Window Sign

1. A window sign is an on-premise sign attached flat but parallel to the inside of a window.
2. Window signs are included in the total area of building signs allowed. No window sign shall cover more than 25 percent of the area of the window to which it is attached.

17.2.2 Freestanding Signs

A freestanding sign is an on-premises sign that is not directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign, but is instead attached to, erected on, or supported by some structure such as a pole, frame or other structure that is not a part of the building.

A. Generally

1. Main Street District

Freestanding signs are not allowed in the Suburban or Urban Main Street (-MS-) Districts.

2. Size

Allocation of sign area is based on the lineal frontage of the project site. A maximum sign area of 1 square foot for each 2 lineal feet of frontage provided that the maximum surface area shall not exceed the following:

- a. Nonresidential uses in residential districts, 16 square feet.
- b. All other uses, 64 square feet.

3. Number

- a. One freestanding sign is allowed per lot.
- b. A pylon sign shall only be allowed on a lot which contains 100 feet or more of frontage on the street to which the pylon sign is to be oriented.
- c. If a common sign plan is approved, two freestanding signs may be allowed on a lot or development having a minimum frontage of 300 feet on each of two adjacent streets, or more than 600 lineal feet of frontage on a single street, but only one may be a pylon sign.

4. Setback

No portion of any freestanding sign may extend over any public right-of-way, or be located within 15 feet of any interior side lot line.

5. Height

- a. No pylon sign or any part of the pylon sign (including base or apron, supports, supporting structures, and trim) may exceed 20 feet in height.
- b. No monument sign may exceed five feet in height.

6. Projection/Clearance

All pylon signs shall maintain a clear height of eight feet above the ground.

7. Construction

All freestanding signs shall be securely fastened to the ground so that the sign will not be moved by wind or other forces of nature and cause injury to persons or property.

a. Address Number

All freestanding signs shall incorporate a street address or address range. Address numbers shall be a minimum of 8 inches in height. The address number shall not be counted against the allowed sign area unless it exceeds twice the minimum height allowed.

8. Lettering Size

Sign lettering shall be a minimum of 8 inches in height on any street with a designated speed of 45 MPH or greater.

9. Illumination

All freestanding signs may be illuminated either internally or externally, provided that no sign located within 150 feet of a residential district may be illuminated during the hours between 12:00 midnight and 6:00 a.m. Lighting directed toward a sign shall be shielded so that it does not shine directly into a public right-of-way or residential building and does not interfere with the safe vision of motorists.

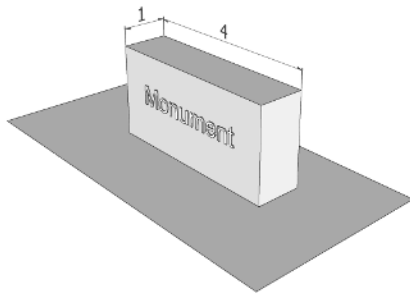
10. Landscaping

Shrubs, flowers or ground cover with a planting bed area equal to one-half the sign area shall be planted around the base of any freestanding sign. Required landscaping under this section shall be subject to the

requirements of Sec. 14.4, Design and Installation, and Sec. 14.6, Maintenance.

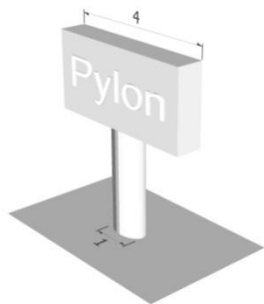
B. Monument Sign

A freestanding sign no more than eight feet in height and having a ratio of less than four to one sign width to narrowest width of support structure. Any sign constructed to the above referenced ratio of support structure to sign width, but in excess of 8 feet in height, shall be considered and regulated as a pylon sign.



C. Pylon Sign

A freestanding sign attached to the ground by one or more support structures having a ratio of greater than four to one sign width to narrowest width of support structure.



17.2.3 Off-Premises Signs

With the exception of Billboards meeting the standards below, all off-premises sign are prohibited.

A. Billboards

1. Principal Use

Billboards shall be considered the principal use on a site.

2. Location

Billboards are allowed by right in the following zoning districts:

- a. Suburban Commercial Corridor 2 (S-CC-2)
- b. Urban Commercial Corridor 2 (U-CC-2)
- c. Rural Light Industrial (R-IL)
- d. Suburban Light Industrial (S-IL)
- e. Urban Light Industrial (U-IL)
- f. Rural Heavy Industrial (R-IH)
- g. Urban Heavy Industrial (U-IH)
- h. Special Heavy Industrial (SP-IH)

3. Size

The maximum area of a single side of a billboard shall not exceed 200 square feet, with a maximum height of 20 feet, and a maximum width of 60 feet, inclusive of any border and trim, but excluding the base or apron, supports, and other structural members. No advertising message is allowed on the base or apron. Not more than one advertising face is allowed on each side of the display. Neither side-by-side nor stacked billboards are allowed.

4. Spacing

- a. No part of any billboard shall be located less than 3,500 feet from any part of another billboard. The minimum distance between

billboards shall apply regardless of the side of the road on which the billboard is located.

- b.** Billboards shall not be located in such a manner as to obscure or physically interfere with the effectiveness of an official traffic sign, signal, or device or obstruct or physically interfere with a driver's view of approaching, merging, or intersecting traffic.
- c.** No billboard shall be located within 660 feet of the edge of the right-of-way of the federal Interstate Highway System.
- d.** For the purpose of this section, measurement shall be made in a straight line, without regard to intervening structures or objects from the property line of the lot containing the billboard to the nearest property line of any other billboard or any highway right-of-way.

5. Setback

All billboards shall be set back either a minimum of 100 feet from any street right-of-way or 125 feet from the edge of street pavement, whichever is greater, and shall not be located within or over any public right-of-way.

6. Height

No billboard or part of a billboard (including base or apron, supports, supporting structures and trim) may exceed the maximum height of the zoning district in which the billboard is located but in no case may a billboard exceed 60 feet in height, measured from the top of the sign to the ground at the base of the sign or the crown of the roadway, whichever is higher.

7. Projection/Clearance

All billboards shall maintain a clear height of 20 feet above the ground at the base of the sign or crown of the roadway, whichever is higher.

8. Construction

All billboards shall be constructed in accordance with applicable building codes.

9. Illumination

Billboards may be externally illuminated, so long as such lighting is effectively shielded to prevent beams or rays of light from being directed into any portion of the traveled ways of a public street, and is not of such intensity or brilliance as to cause glare or to interfere with any driver's operation of a motor vehicle.

17.2.4 Historic Signs

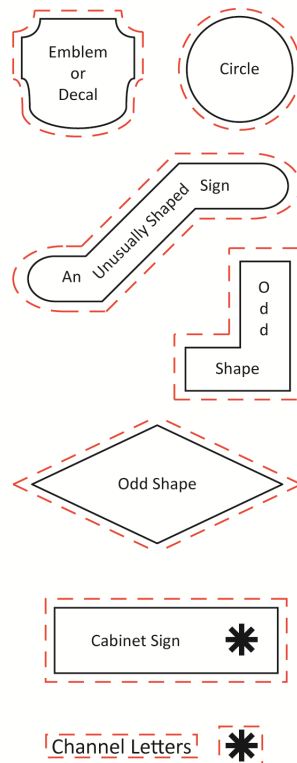
- A.** A building or freestanding sign that is 50 years or older, or a sign that is particularly unique in character, design, or history, or that is part of the historic character of a business or building.
- B.** When an attached off-premise sign is determined to have particular historical or culturally significant value, such determination to be made by the Board of Adjustment, the terms of this section may be waived.

SEC. 17.3 GENERAL SIGN REGULATIONS

17.3.1 Computation of Sign Area

The area of all signs shall be computed as follows:

- A. The area of a sign that consists of individual letters erected directly onto a wall or awning is measured by finding the area of the minimum imaginary rectangle or square which fully encloses all sign words, copy, or message.
- B. The area of any sign with a structure or cabinet is measured by finding the area of the minimum imaginary rectangle or square which fully encloses all extremities of one side of the sign, exclusive of its supports.

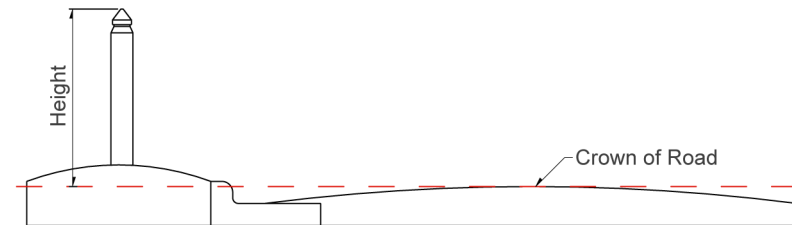


17.3.2 Construction Standards

- A. All signs shall comply with the appropriate provisions of the applicable building code and this Article.
- B. Freestanding signs shall meet all Louisiana DOT sight distance requirements.
- C. Signs shall be located in such a way that they maintain sufficient horizontal and vertical clearance from all overhead electrical conductors, provided that no sign, except governmental signs, shall be installed closer than ten feet horizontally or vertically from any conductor or public utility guy wire.
- D. In no way shall a sign hinder or obstruct the visibility of the right-of-way, either at intersections or points of ingress or egress from parking lots.

17.3.3 Height of Sign

The height of a sign shall be measured from the highest point of the sign or supporting structure to the crown of the road adjacent to the sign.



SEC. 17.4 SIGN MAINTENANCE AND REMOVAL

17.4.1 Sign Maintenance

- A.** All signs shall be maintained in a state of good repair. The Administrator is authorized to inspect each sign periodically to determine that it meets the requirements of this article. Whenever it shall appear to the Administrator that any sign has been structured or is being maintained in violation of this article, such sign shall be made to conform, or shall be removed at the expense of the owner within ten days after written notification by the Administrator.
- B.** To ensure that signs are erected and maintained in a safe and attractive manner, the following maintenance requirements shall apply to all signs visible from any street right-of-way:
1. A sign shall have no more than 20 percent of its surface area covered with disfigured, cracked, ripped, or peeling paint, poster paper, or other material for a period of more than 30 successive days.
 2. A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than 15 percent from vertical for a period of no more than 30 successive days.
 3. A sign shall not have weeds, trees, vines, or other vegetation growing upon it, or obscuring the view of the sign from the street or right-of-way from which it is to be viewed, for a period of no more than 30 successive days.
- C.** The sign maintenance requirements of this section may be suspended for up to six months following a natural disaster.

17.4.2 Removal of Obsolete or Deteriorated Signs

A. Obsolete Signs

1. Signs which identify businesses or tenants no longer in existence, products no longer being sold, services no longer being rendered, or events which have already occurred shall be removed by the owner of

the premises within 90 days of receipt of notification by the Administrator.

2. When a sign is determined to have particular historical or culturally significant value, such determination to be made by the Police Jury, the terms of this section may be waived.

B. Deteriorated Signs

Any sign which, together with its supports, braces, anchors, and other structural elements, is not maintained in accordance with the provisions of the applicable building code, or which is otherwise determined to be unsound or unsafe, shall be removed or brought into compliance with all codes within 30 days of notification by the Administrator.

SEC. 17.5 NONCONFORMING SIGNS

17.5.1 Removal by Abandonment or Change of Business

- A.** Any nonconforming off-premise sign, the use or copy of which is discontinued or removed for a period of six months, regardless of any intent to resume or not to abandon such sign, shall be deemed to be abandoned and shall not thereafter be re-established. Abandonment or obsolescence of a nonconforming sign shall terminate immediately the right to maintain such sign.
- B.** Any nonconforming on-premise sign, the use or copy of which is discontinued or removed for a period of 365 days, regardless of any intent to resume or not to abandon such sign, shall be deemed to be abandoned and shall not thereafter be re-established. Abandonment or obsolescence of a nonconforming sign shall terminate immediately the right to maintain such sign.
- C.** Any period of such discontinuance caused by government actions, strikes or acts of God, without any contributing fault by the nonconforming user, shall not be considered in calculating the length of discontinuance for the purposes of this paragraph.

17.5.2 Removal by Damage or Destruction

Any nonconforming off-premise sign which is partially damaged or destroyed by any means, to beyond 50 percent of its current market value, that is nonconforming to the requirements of this article, shall not be restored, but shall be removed or reconstructed in conformance with the provisions of article.

17.5.3 Removal When Not Repaired Within 60 days

Any nonconforming sign removed for any reason, including voluntary removal, whose reconstruction has not commenced within 60 days shall not be permitted to be replaced unless the replacement sign conforms to all requirements of this development ordinance. A nonconforming sign repaired within 60 days may only be reconstructed or repaired to its original condition as to height, area and in the same location.

17.5.4 Removal Upon Change of Principal Use

Any nonconforming sign shall be removed or brought into compliance with this Article immediately upon a change in the principal use of the site.

17.5.5 Enforcement of Removal

- A.** If any sign is not removed as required by this section, the Administrator shall initiate the necessary proceedings to secure removal of such illegal or nonconforming sign, or secure compliance with the provisions of this development ordinance.
- B.** Upon the determination of the Administrator that a sign remains nonconforming after termination of the allowable time periods provided for above, the Administrator shall notify the sign owner and/or the owner of the land on which the nonconforming sign is located and such owner shall have 30 days after such written notice within which to remove said sign or to appeal the administrative decision.
- C.** The removal expense may be made a lien upon such real property by the Administrator sending by certified mail to the owner of such real property, a notice of lien for the cost of such removal. The cost of all such mailing and the cost of obtaining the name and address of the owners shall be part of the cost of such removal.

17.5.6 Forfeiture

Any private sign installed or placed on public property shall be forfeited to the public and subject to confiscation, unless it conforms to the requirements of

this article. In addition to other remedies granted by this section, the Administrator shall have the right to recover from the owner or person placing the sign, the full costs of removal and disposal of the sign.

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SEC. 18.1 REVIEW BODIES

18.1.1 Police Jury

A. Authority for Final Action

The Police Jury is responsible for final action regarding:

1. Minor Adjustments;
2. Minor Subdivisions;
3. Major Subdivision Preliminary Plat;
4. Final Plat;
5. Special Use Permits;
6. Zoning Map Amendments;
7. Planned Industrial Development (PID);
8. Planned Neighborhood Development (PND);
9. Text Amendments; and
10. Development Agreements.

18.1.2 Planning and Zoning Commission

A. Establishment

A Planning and Zoning Commission is established, which shall consist of seven members to be appointed by the Police Jury. Members must be qualified voters of West Feliciana Parish, but not employees or elected officials. All members serve without compensation.

B. Terms

The members of the Planning and Zoning Commission shall be appointed for terms of five years each. The terms of members shall be staggered, so that the term of at least one member expires each year.

C. Removal and Vacancy

1. The appointment of any member who misses five meetings in any 12 month period may be terminated by the Police Jury after public hearing.
2. The Police Jury may remove any member of the Planning and Zoning Commission, after public hearing, for inefficiency, neglect of duty, or malfeasance in office.
3. The Police Jury is authorized to fill any vacancy for an unexpired term on the Planning and Zoning Commission caused by death, resignation or otherwise.

D. Chair

The Planning and Zoning Commission shall elect its own chair who shall serve for one year.

E. Secretary

The Parish shall provide a secretary for the Planning and Zoning Commission. The Secretary shall not be considered a voting member of the Planning and Zoning Commission. It shall be the duty of the secretary to keep a true and correct record of all proceedings, resolutions, transactions, findings, and determinations of the Planning and Zoning Commission, which shall be a public record.

F. Rules

The Planning and Zoning Commission shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this development ordinance.

G. Meetings

The Planning and Zoning Commission shall hold at least one regular meeting in each month. Meetings shall be held at the call of the chair and at such other times the Planning and Zoning Commission may determine. All meetings shall be open to the public.

H. Staff and Finances

1. At the request of the Planning and Zoning Commission, the Police Jury may appoint employees necessary for the Planning and Zoning Commission's work, whose appointment, promotion, demotion, and removal shall be subject to the same provisions of law, including civil service regulations, as govern other corresponding civil employees of the Parish.
2. At the request of the Planning and Zoning Commission, the Police Jury may contract with planning experts, engineers, architects and other consultants for such services as it may require.
3. Members of the Planning and Zoning Commission, when duly authorized by the Commission, may attend planning conferences or meetings of planning institutes or hearings on pending planning legislation, and the Commission may pay the reasonable traveling expenses related to such attendance.
4. The expenditures of a commission, exclusive of those made from funds received by gift, shall be within the amounts appropriated for the purpose by the Police Jury.

I. Quorum

A quorum consisting of a majority of the members of the Planning and Zoning Commission must be present to conduct any business of the Planning and Zoning Commission.

J. Voting

The concurring vote of a majority of the Planning and Zoning Commission members present and voting shall be required for any decision.

K. Conflict of Interest

In the event that a Planning and Zoning Commission member has any financial, ownership, or employment interest in the subject of a vote by the Commission, such member shall disclose such interest and recuse themselves from the vote before the vote so that it appears in the official record.

L. Training

All appointed members of the Planning and Zoning Commission shall receive at least eight hours of annual training in the duties, responsibilities, ethics, and substance of the positions held or to be held, either prior to taking office or no later than one year after office is assumed. All training shall be approved by the Planning and Zoning Commission.

M. Authority for Final Action

The Planning and Zoning Commission is responsible for final action regarding:

1. Preparation and adoption of a comprehensive plan; and
2. Major Site Plans.

N. Review Authority

The Planning and Zoning Commission is responsible for review and recommendations regarding:

1. Minor Subdivisions;
2. Major Subdivision Preliminary Plat;
3. Special Use Permits;
4. Zoning Map Amendments;
5. Planned Industrial Development (PID);
6. Planned Neighborhood Development (PND); and
7. Zoning Text Amendment.

18.1.3 Board of Adjustment**A. Establishment**

A Board of Adjustment is established, which shall consist of five members to be appointed by the Police Jury. Members must be qualified voters of West Feliciana Parish, but not employees. All members serve without compensation.

B. Terms

The terms of members shall be staggered, so that the term of one member expires each year. The membership of the first Board shall serve respectively, one for one year, one for two years, one for three years, one for four years and one for five years. Thereafter, members shall be appointed for terms of five years each.

C. Removal and Vacancy

1. The appointment of any member who misses five meetings in any 12 month period may be terminated by the Police Jury after public hearing.
2. The Police Jury may remove any member of the Board of Adjustment, upon written charges and after public hearing.
3. The Police Jury is authorized to fill any vacancy for an unexpired term on the Board of Adjustment caused by death, resignation or otherwise.

D. Chair

The Board shall elect its own chair who shall serve for one year.

E. Secretary

The Parish shall provide a secretary for the Board. The Secretary shall not be considered a voting member of the Board. It shall be the duty of the secretary to keep a true and correct record of all proceedings of the Board.

F. Rules

The Board of Adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this development ordinance. Any rules adopted by the Board of Adjustment are not effective until approved in writing by the Police Jury.

G. Meetings

Meetings shall be held at the call of the chair and at such other times the Board may determine. The chair, or in the chair's absence the acting chair, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

H. Voting

The concurring vote of a majority of the Board shall be necessary to reverse any order, requirement, decision or determination of the Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Development Ordinance, or to effect any variance in the application of this Ordinance.

I. Minutes

The Board of Adjustment shall keep minutes of its meetings showing the vote of each member upon each question, or, if the member is absent or fails to vote, indicating that fact, and shall keep records of its examinations and other official actions, all of which shall be filed immediately in the office of the board and shall be public records. All testimony, objections thereto, and rulings thereon shall be taken down by the Secretary.

J. Training

All appointed members of the Board of Adjustment shall receive at least eight hours of annual training in the duties, responsibilities, ethics, and substance of the positions held or to be held, either prior to taking office or no later than one year after office is assumed. All training shall be approved by the Board of Adjustment.

K. Authority for Final Action

The Board of Adjustment is responsible for final action regarding:

1. Variances; and
2. Appeals of Administrative Decisions.

L. Findings of Fact

Every decision of the Board of Adjustment shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings.

M. Presumption

Any determination or finding of the Administrator shall be presumed to be correct until evidence is introduced which would support a contrary determination or finding.

N. Powers Strictly Construed

This section shall not be construed to empower the Board to change the terms of this ordinance, to change the zoning map or to add to the specific uses permitted in any district. The powers of the Board shall be so construed that this ordinance and the zoning map are strictly enforced.

O. Appeal from Board Decision

Recourse from the decisions of the Board of Adjustment shall be to the District Court of West Feliciana Parish, as provided by law.

18.1.4 Administrator**A. General Authority**

The Administrator is responsible for:

1. Maintaining a map showing the current zoning classification of all land in West Feliciana Parish;
2. Maintaining written records of all actions taken under this Article; and
3. Making interpretations of this ordinance.

B. Authority for Final Action

The Administrator is responsible for final action regarding:

1. Zoning Permits; and
2. Minor Site Plans.

C. Review Authority

The Administrator is responsible for review and recommendations regarding:

1. Minor Adjustments;
2. Variances;
3. Minor Plats;
4. Major Subdivision Preliminary Plats;
5. Final Plats;

6. Major Site Plans;

7. Special Use Permits;

8. Zoning Map Amendments;

9. Planned Industrial Development (PID);

10. Planned Neighborhood Development;

11. Text Amendments; and

12. Development Agreements.

D. Delegation of Authority

The Administrator may designate any staff member to represent the Administrator in any function assigned by this ordinance. The Administrator remains responsible for any final action.

18.1.5 Summary of Authority

The following table summarizes the review and approval authority of the various review bodies with regard to this ordinance.

| REVIEW AND APPROVAL AUTHORITY | Administrator | Board of Adjustment | Planning and Zoning Commission | Police Jury |
|---|------------------|---------------------|-----------------------------------|------------------|
| Zoning Permit | Decision | | | |
| Minor Adjustment | Recommend | | | Decision* |
| Variance | Recommend | Decision* | | |
| Appeal of Administrative Decision | | Decision* | | |
| Subdivision: | | | | |
| Minor Subdivision | Recommend | | <u>Recommend *</u> | <u>Decision*</u> |
| Major Subdivision Preliminary Plat | Recommend | | <u>Recommend *</u> | <u>Decision*</u> |
| Final Plat | Recommend | | | <u>Decision*</u> |
| Site Plan Review: | | | | |
| Minor | Decision | | | |
| Major | Recommend | | Decision | |
| Special Use Permit | Recommend | | Recommend* | Decision* |
| Zoning Map Amendment | Recommend | | Recommend* | Decision* |
| Planned <u>Industrial</u> Development (PID) | Recommend | | Recommend* | Decision* |
| Planned <u>Neighborhood Development (PND)</u> | <u>Recommend</u> | | <u>Recommend*</u> | <u>Decision*</u> |
| Text Amendment | Recommend | | Recommend* | Decision* |
| Development Agreement | Recommend | | | Decision* |

* Public Hearing Required

SEC. 18.2 PROCEDURES

18.2.1 Common Review Procedures

A. General

The following requirements are common to many of the following procedures, and apply to applications submitted under this Article. Additional details may be included in the specific procedure.

B. Pre-Application Conference

Before submitting an application for the following types of review, an applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards and regulations required for approval in accordance with this ordinance.

1. Zoning Permit;
2. Minor Adjustment;
3. Variance;
4. Minor Subdivision;
5. Major Subdivision;
6. Major Site Plan Review;
7. Special Use Permit;
8. Zoning Map Amendment;
9. Planned Development (PD); and
10. Text Amendment.

C. Application

1. Initiation

Parties allowed to file an application are summarized below. More detailed information may be included with each specific procedure.

APPLICATION AUTHORITY

| | Owner or Agent | Planning and Zoning Commission | Police Jury |
|---|----------------|--------------------------------|-------------|
| Zoning Permit | ■ | | |
| Administrative Adjustment | ■ | | |
| Variance | ■ | | |
| Appeal of Administrative Decision | ■ | | |
| Subdivision: | | | |
| Minor Subdivision | ■ | | |
| Major Subdivision Preliminary Plat | ■ | | |
| Final Plat | ■ | | |
| Site Plan Review: | | | |
| Minor | ■ | | |
| Major | ■ | | |
| Special Use Permit | ■ | | |
| Zoning Map Amendment | ■ | ■ | ■ |
| Planned <u>Industrial</u> Development (PID) | ■ | | ■ |
| <u>Planned Neighborhood Development (PND)</u> | ■ | | ■ |
| Text Amendment | ■ | ■ | ■ |

2. Application Forms

Applications must be submitted on forms, containing all requested information identified on the application and in such numbers as required by the Administrator.

3. Fees

Filing fees are established from time to time by the Police Jury in an ordinance or resolution designed to defray the cost of processing the application. Prior to review of an application, all associated fees must be paid in full. Where the Police Jury or Planning and Zoning Commission initiates an application, no fees shall be required.

4. Complete Applications

- a. All applications shall be complete and sufficient for processing before the Administrator is required to review the application.
- b. An application is complete when it contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of this ordinance.
- c. It is the responsibility of the Administrator to determine when an application is sufficiently complete for processing. Such determination shall be communicated in writing to the applicant.
- d. The presumption is that all of the information required in the application forms is necessary to satisfy the requirements of this ordinance. However, it is recognized that each application is unique, and more or less information may be required according to the needs of the particular case. The applicant may rely on the determination of the Administrator as to whether more or less information may be submitted.

5. Concurrent Applications

- a. Applications may be filed and reviewed concurrently, at the option of the applicant.
- b. Any application that also requires a variance shall not be eligible for final approval until the variance has been granted.
- c. Applications submitted concurrently are subject to approval of all other related applications; denial or disapproval of any concurrently submitted application shall stop consideration of any related applications until the denied or disapproved application is resolved.

6. Modification of Application

Following approval of the Administrator, an application may be modified at the applicant's request. Any modification after a final hearing but prior to a final decision shall require a new hearing.

D. Public Notice and Hearings

1. Public Notice Required

Required public notices are summarized below. More detailed information may be included with each specific procedure.

| Public Notice Requirements | Written Notice | Posted Notice of Public Hearing | Published Notice of Public Hearing |
|---|----------------|---------------------------------|------------------------------------|
| Variance | ■ | ■ | ■ |
| Appeal of Administrative Decision | ■ | | |
| Subdivision: | | | |
| Minor Subdivision | ■ | | ■ |
| Major Subdivision Preliminary Plat | ■ | ■ | ■ |
| Final Plat | ■ | | ■ |
| Special Use Permit | ■ | ■ | ■ |
| Zoning Map Amendment | ■ | ■ | ■ |
| Planned <u>Industrial</u> Development (PID) | ■ | ■ | ■ |
| Planned <u>Neighborhood</u> Development (PND) | ■ | ■ | ■ |
| Text Amendment | | | ■ |
| Preliminary Plat | ■ | ■ | ■ |

2. Written Notice of Public Hearing

At least ten days prior to the hearing, a good faith attempt to notify the owner of record of all property within 200 feet of the boundaries of the subject property shall be made by sending an official notice by regular U.S. mail of the purpose, time and place of the hearing. Where more than 10 parcels are to be initially zoned or rezoned, no written notice is required.

3. Posted Notice of Public Hearing

Notice shall be posted for at least 15 days prior to the hearing. A posted notice shall be in number, size, location and content as prescribed by the Administrator and shall indicate the time and place of the public hearing and any other information prescribed by the Administrator. Posted notices shall be removed by the applicant from the subject area within 15 days after the public hearing has been held.

4. Published Notice of Public Hearing

Notice of the purpose, time, and place of a public hearing shall be published once a week in three different weeks in the official journal. The first notice shall be published at least 30 days prior to the hearing.

5. Notice to Military Installations**a. Rezoning**

- i. When considering any action to be taken on an application for a zoning request affecting property within 3,000 feet of the boundary of a military installation, notification to the commander of the installation shall be provided at least 90 days in advance of taking such action.
- ii. The Police Jury shall publish notice of its intention to take action on an application for a zoning request in the official journal no less than 90 days in advance of taking such action.

b. Variance

When considering any action to be taken on an application for a variance request affecting property within 3,000 feet of the boundary of a military installation, notification to the commander of the installation shall be provided at least 30 days in advance of taking such action

18.2.2 Zoning Permit

A. When Required

1. A zoning permit is required for the following:
 - a. Change in use.
 - b. Building permits that do not require site plan review.
 - c. Temporary uses.
 - d. Sign permits.
2. It shall be unlawful to begin moving, constructing, altering or repairing (except ordinary repairs) any building or other structure on a site, including an accessory structure, until a zoning permit has been issued.
3. It shall be unlawful to change the use of land or the occupancy of any building until a zoning permit has been issued for the intended use.
4. No certificate of occupancy may be issued without a properly issued zoning permit.

B. Application and Fees

1. A pre-application conference is optional.
2. All applications for administrative review shall be filed in writing with the Administrator. See 18.2.1, Common Review Procedures.
3. Application shall be made prior to or concurrent with the application for a building permit.

C. Decision by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. In deciding to approve, approve with conditions or disapprove the proposed zoning permit, the Administrator shall consider relevant comments of all interested parties and the review criteria below.

3. The Administrator may attach any condition to the permit necessary to protect the health, safety and welfare of the people of West Feliciana Parish and minimize adverse impacts on adjacent properties.

D. Review Criteria

The Administrator shall consider the following criteria in approving or disapproving a zoning permit:

1. The proposed development is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan and any other adopted plans;
2. The proposed development meets the requirements of this ordinance;
3. The proposed development will reinforce the existing or planned character of the neighborhood.

E. Appeal

A final decision by the Administrator on a zoning permit may be appealed to the Board of Adjustment. See 18.2.5, Appeal of Administrative Decision.

F. Expiration

A zoning permit expires after six months if a building permit application has not been filed.

18.2.3 Minor Adjustment

A. When Allowed

The administrative adjustment procedure allows the Administrator to approve modest variations from the standards of this ordinance. Administrative adjustment is allowed for the following:

1. Reduction of any required setback or yard by up to 15 percent.
2. Increase in the maximum height of any building by no more than five feet.
3. An increase in lot coverage by no more than five percent.
4. Any other minor adjustment authorized by a specific section of this development ordinance.

B. Application and Fees

1. A pre-application conference is optional.
2. All applications for a minor adjustment shall be filed in writing with the Administrator. See 18.2.1, Common Review Procedures.

C. Decision by Police Jury

1. The Police Jury may refer the application to other affected or interested agencies for review and comment.
2. In deciding to approve, approve with conditions or disapprove the proposed administrative adjustment, the Police Jury shall consider relevant comments of all interested parties.
3. The Police Jury may attach any condition to the adjustment necessary to protect the health, safety and welfare of the people of West Feliciana Parish and minimize adverse impacts on adjacent properties.

D. Review Criteria

The Police Jury shall consider the following criteria in approving or disapproving a minor adjustment:

1. The proposed adjustment is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan and any other adopted plans;
2. The proposed development otherwise meets the requirements of this development ordinance;
3. The proposed adjustment will reinforce the existing or planned character of the neighborhood.

E. Appeal

A final decision by the Police Jury on a minor adjustment may be appealed the District Court of West Feliciana Parish, as provided by law.

F. Expiration

A minor adjustment expires after six months if a building permit application has not been filed.

18.2.4 Variance

A. When Allowed

The Board of Adjustment shall have the authority to authorize variances from the terms of this development ordinance, subject to terms and conditions fixed by the Board of Adjustment, as will not be contrary to the public interest where, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this development ordinance will result in practical difficulties or unnecessary hardship.

B. Application and Fees

1. No pre-application conference is necessary.
2. All applications for administrative review shall be filed in writing with the Administrator. See 18.2.1, Common Review Procedures.

C. Review by Administrator

The Administrator may refer the application to other affected or interested agencies for review and comment.

D. Public Hearing and Decision by the Police Jury

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Board of Adjustment shall approve, approve with conditions or deny the variance request based on the recommendation of the Administrator and the review criteria below.
2. The Board of Adjustment may attach any condition to the permit necessary to protect the health, safety and welfare of the community and minimize adverse impacts on adjacent properties.

E. Review Criteria

No variance shall be authorized unless the Board of Adjustment finds that all of the following conditions exist:

1. That the variance will not authorize a use other than those uses allowed in the district;

2. That, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this ordinance will result in practical difficulties or unnecessary hardship;
3. That the practical difficulties or unnecessary hardship were not created by the owner of the property or the applicant and are not due to or the result of general conditions in the district in which the property is located;
4. That the practical difficulties or unnecessary hardship are not solely financial;
5. That the variance will not substantially or permanently injure the allowed uses of adjacent conforming property;
6. That the variance will not adversely affect the public health, safety or welfare; and
7. That the applicant has adequately addressed any concerns raised by the Administrator.

F. Appeal

A final decision by the Board of Adjustment on a variance may be appealed to District Court.

G. Expiration

A variance runs with the land and does not expire unless an expiration date is assigned as a condition by the Board of Adjustment.

18.2.5 Appeal of Administrative Decision

A. When Allowed

Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, administrative board, or bureau of the Parish affected by any decision of the Administrator. Appeals shall be taken within 30 days of the decision.

B. Application and Fees

1. No pre-application conference is necessary.
2. All applications and notice of appeal for administrative review shall be filed in writing with the Administrator and with the Board of Adjustment. See 18.2.1, Common Review Procedures.
3. The appellant shall provide a written statement citing the decision that is being appealed, and any reasons why the appeal should be granted.

C. Action by Administrator

The Administrator shall transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken, after all transcript costs and all other costs of appeal are paid by the person or entity taking the appeal.

D. Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed from, unless the Administrator certifies to the Board of Adjustment after the notice of appeal has been filed that, by reason of facts stated in the certificate, a stay would, in the Administrator's opinion, cause imminent peril of life or property. In such case proceedings shall not be stayed except by a restraining order that may be granted by the Board of Adjustment or by a court of record on application or notice to the Administrator and on due cause shown.

E. Public Hearing and Decision by the Police Jury

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Board of Adjustment shall hear and decide

appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Administrator.

2. The Board of Adjustment may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have the powers of the Administrator.
3. Any party may appear at the hearing in person or by agent or by attorney.

F. Testimony and Evidence

The Board of Adjustment shall limit testimony and other evidence to that contained in the record at the time the Administrator took final action. In the event that new evidence is presented to the Board of Adjustment the Board may remand the decision back to the Administrator for further consideration.

G. Review Criteria

The Board of Adjustment shall consider the following criteria in deciding an appeal:

1. Whether the decision by the Administrator was in accordance with the intent and requirements of this development ordinance.
2. Whether the Administrator made erroneous findings based on the evidence and testimony on the record, or failed to fully consider mitigating measures or revisions offered by the applicant that would have brought the proposed project into compliance; or
3. Whether the Administrator acted arbitrarily or capriciously.

H. Appeal

A final decision by the Board of Adjustment on an administrative appeal may be appealed to the District Court of West Feliciana Parish as allowed in Louisiana Revised Statute 33:4780.47.

18.2.6 Subdivision

A. When Required

1. Major Subdivision

a. Major subdivision approval is required for:

- i.** Any subdivision of land not exempted below.
- ii.** The creation of any number of lots where:
 - a)** Residential cluster options are exercised;
 - b)** New public or private streets are created;
 - c)** Private drive is serving more than three lots;
 - d)** Water or sewer lines are extended;
 - e)** Drainage improvements through one or more lots must be installed; or
 - f)** A waiver of any subdivision standard is desired.

b. No person may subdivide land except in accordance with the procedures and standards of this development ordinance.

2. Minor Subdivision

Minor subdivision approval is required for:

- a.** The realignment or shifting of lot boundary lines, including removal, addition, alignment, or shifting of interior lot boundary lines, or the redesignation of lot numbers, provided the application meets the following requirements:
 - i.** Does not involve the creation of any new street or other public improvement except as otherwise provided in this Section;
 - ii.** Does not involve more than two acres of land or five lots of record;
 - iii.** Does not reduce a lot size below the minimum area or frontage requirements established by this ordinance; and
 - iv.** Otherwise meets all the requirements of this ordinance.

- b.** Parcels of land where a portion has been expropriated or has been dedicated, sold, or otherwise transferred to the parish or municipality, thereby leaving a severed portion of the original property which requires a redesignation of lot number and establishment of new lot boundary lines.

c. Family partitions of lots two acres or larger in the Rural context provided the applicant complies with the following standards.

- i.** No more than five family partition lots may be allowed from any single original lot.
- ii.** After the family partitions the original lot shall be no smaller than 10 acres.
- iii.** The family partition plat must contain the signature of the owner and the name of each family member on each lot to be transferred. Each lot shall be transferred by the owner only to that family member. The plat shall contain an affidavit to be signed by the owner verifying that each lot will only transfer to the designated family member,
- iv.** With the exception of minimum lot size, the applicant is required to meet all additional requirements of this development ordinance.

3. No Subdivision Review Required

No subdivision review is required for the following:

- a.** The public acquisition of land for roads, sewer or water infrastructure.
- b.** Any parcel of land upon which a servitude of passage is created for ingress or egress which does not create a through passage and is used exclusively as a driveway need not meet any street planning dimensions, except said servitude must be adequate in dimensions to provide for ingress and egress by service and emergency vehicles.

B. Components of Subdivision (Plat) Approval**1. Major Subdivision**

Major subdivision requires three steps.

a. Approval of Preliminary Plat

- i. Recommendation of approval, approval with conditions, or denial by the Administrator of the preliminary plat;
- ii. Recommendation of approval, approval with conditions, or denial by the Planning and Zoning Commission of the preliminary plat; and
- iii. Approval, approval with conditions, or denial by the Police Jury of the preliminary plat.

b. Construction Drawing Approval

All construction drawings for public improvements required under ARTICLE 12, Subdivision Standards must be approved by the Parish Engineer.

c. Approval of Final Plat

- i. Recommendation of approval, approval with conditions, or denial by the Administrator on the final plat; and
- ii. Approval, approval with conditions, or denial by the Police Jury of the final plat.

2. Minor Subdivision

Minor subdivision requires only the approval of the final plat of the minor subdivision.

- a. Recommendation of approval, approval with conditions, or denial by the Administrator of the minor subdivision;
- b. Approval, approval with conditions, or denial by the Police Jury of the minor subdivision.

C. Application and Fees

1. A pre-application conference is required for both minor subdivisions and major subdivisions.

2. All applications for subdivision review shall be filed in writing with the Administrator. See 18.2.1, Common Review Procedures.
3. All major subdivision applications shall be prepared and sealed by a land surveyor licensed in the State of Louisiana.

D. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or disapproval of the application.
3. The Administrator shall provide notice as set out in 18.2.1, Common Review Procedures.

E. Preliminary Plat Review by Planning and Zoning Commission

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval, approval with conditions, or disapproval of the preliminary plat for a major subdivision.
2. The Planning and Zoning Commission may attach conditions required to make the subdivision comply with this ordinance, or as necessary to protect the health, safety and welfare of the people of West Feliciana Parish and minimize adverse impacts on adjacent properties.

F. Preliminary Plat Decision by Police Jury

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Police Jury shall approve, approve with conditions, or disapprove the preliminary plat for a major subdivision.
2. The preliminary plat shall be approved or denied within 60 days of filing of a complete application, except where such time period is extended by the applicant.
3. The act of approving or disapproving a preliminary plat is a legislative function involving the exercise of legislative discretion by the Police Jury, based upon data presented to it.

4. In deciding, the Police Jury shall consider the recommendation of the Administrator and the Planning and Zoning Commission, relevant comments of all interested parties and the review criteria below.
5. The Police Jury may attach conditions required to make the subdivision comply with this ordinance, or as necessary to protect the health, safety and welfare of the people of West Feliciana Parish and minimize adverse impacts on adjacent properties.
6. Where the Police Jury finds that unnecessary hardship results from strict compliance with this ordinance, a waiver may be granted. The Police Jury must find that due to the particular physical surroundings, shape or topographical conditions of the property, a particular hardship would result, as distinguished from a mere inconvenience. The granting of the waiver must not be detrimental to the public safety, health or welfare or injurious to other property or improvements. No waiver shall be granted based strictly upon financial considerations.
7. The Police Jury shall consider the following criteria in approving or disapproving a subdivision development:
 - a. The proposed subdivision is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan and any other adopted plans.
 - b. The proposed subdivision will reinforce the existing or planned character of the neighborhood.
 - c. The capacity of public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services.
 - d. The proposed subdivision demonstrates:
 - i. Compliance with any prior approvals;
 - ii. Subdivision design appropriate for and tailored to the unique natural characteristics of the site;

- iii. Adequate, safe and convenient arrangement of access, pedestrian circulation facilities, bicycle facilities, roadways, driveways, and off-street parking, stacking and loading space;
 - iv. Adequate design of grades, paving, gutters, drainage and treatment of turf to handle stormwater; and
 - v. Adequate access for disabled or handicapped residents through the provision of special parking spaces, accessible routes between parking areas and buildings, passenger loading zones and access to other facilities.
- e. Any adverse impacts on adjacent properties have been minimized or mitigated.

G. Minor Subdivision Decision by Police Jury

1. In deciding to approve, approve with conditions or disapprove the proposed minor subdivision, the Police Jury shall consider relevant comments of all interested parties and the review criteria below.
2. The plat shall be approved or denied within 60 days of filing of a complete application, except where such time period is extended by the applicant.
3. The Police Jury may attach conditions required to make the subdivision comply with this ordinance, or as necessary to protect the health, safety and welfare of the people of West Feliciana Parish and minimize adverse impacts on adjacent properties.
4. A minor subdivision shall be approved in accordance with the requirements, including the review criteria, for a final plat below.

H. Final Plat Decision by Police Jury

1. The Police Jury may approve, approve with conditions or disapprove the final plat.
2. The final plat shall be approved or denied within 60 days of filing of a complete application, except where such time period is extended by the applicant.

3. If the final plat is disapproved, the Police Jury shall specify in writing the provisions with which the plat does not comply.
4. The final plat shall be approved where it is:
 - a. Consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan and any other adopted plans;
 - b. Meets the requirements of this ordinance;
 - c. Complies with any prior approvals, including specifically the preliminary plat and any conditions.
5. The approval of a final plat shall not be deemed to constitute the acceptance of the dedication of any street or other land, public utility or facility shown on the face of the plat. However, the Police Jury may, by resolution, accept any dedication for streets, parks, public utility lines or facilities, or other public purposes.

I. Building Permit

No building permit shall be issued for development requiring subdivision approval until the final plat has been approved.

J. Dedication and Improvements

1. In developing property requiring subdivision approval under this ordinance, the applicant must dedicate any additional right-of-way necessary to the width required by the Parish for streets adjoining the property, install curbs and gutters and pave all streets adjoining the property, and install sidewalks and street trees, all based on the standards ARTICLE 12, Subdivision Standards.
2. The applicant shall bear the costs of installation of any on-site or off-site improvements required by this ordinance, including provisions for stormwater management, paving and utilities as required in ARTICLE 12, Subdivision Standards.
3. The Parish is not required to accept any dedication or improvements that do not meet local standards.

K. Construction Drawings

Prior to construction of any improvements required under ARTICLE 12, Subdivision Standards, construction drawings that meet local standards for the specified improvements are required to be approved by the Parish Engineer.

L. Improvement Guarantee

1. Prior to the approval of any final plat, the applicant shall submit a cost estimate and time schedule for installation of each phase of required subdivision improvements.
2. A bond shall be required guaranteeing all on-site and off-site improvements. The bond shall be in an amount equal to 115 percent of the improvement cost estimate, and in a form approved by the Parish Attorney.
3. As each phase of improvements is installed and inspected by the Parish, the bond may be reduced by the cost of the installed improvements.

M. Inspection of Improvements

1. The applicant shall grant the Parish the authority to inspect all construction of required improvements. Such right of inspection shall not constitute a duty to inspect, nor shall it guarantee final acceptance of the required improvements.
2. Failure to perform the work to Parish standards shall free the Parish to liquidate the improvement guarantee in order to finance necessary repairs.

N. Maintenance Bond

The Parish may require a two-year maintenance bond on any improvement constructed by a developer and dedicated to the Parish.

O. Recording of Final Plat

Any final plat shall be recorded in the office of the Clerk of Courts for West Feliciana Parish and copied into the conveyance record book of the Parish, and a duplicate filed with the Assessor for West Feliciana Parish.

P. Appeal

A final decision by the Police Jury on a subdivision may be appealed to the District Court of West Feliciana Parish.

Q. Expiration

A preliminary plat expires after one year where a final plat application has not been filed. Each final plat for a phase of the preliminary plat extends the preliminary plat for an additional year. A final plat, once officially recorded, does not expire.

18.2.7 Site Plan Review

A. When Required

1. Major Site Plan

Major site plan review by the Planning and Zoning Commission is required for:

- a. Construction of five or more residential units on a platted lot of record.
- b. Construction or expansion of 5,000 or more square feet of a Row House, Apartment or Mixed Use building type.

2. Minor Site Plan

Minor site plan review by the Administrator is required for:

- a. Construction or expansion of up to 5,000 square feet of a Row House, Apartment or Mixed Use building type.
- b. Construction of more than two, but less than ten, residential units on a platted lot of record.
- c. Creation of more than 1,000 square feet of additional impervious surface (paving).
- d. Construction of accessory structures in non-residential districts.

3. No Site Plan Required

No site plan review is required for the following:

- a. Construction or expansion of one to two units in a single structure on a platted lot of record.
- b. Creation of up to 1,000 square feet of additional impervious surface (paving).
- c. Construction of accessory structures in residential districts.

B. Application and Fees

1. A pre-application conference is optional for a minor site plan and mandatory for a major site plan.

2. All applications for site plan review shall be filed in writing with the Administrator. See 18.2.1, Common Review Procedures.

C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or disapproval of the application.
3. The Administrator shall provide notice as set out in 18.2.1, Common Review Procedures.

D. Minor Site Plan Decision by Administrator

1. In deciding to approve, approve with conditions or disapprove the proposed site plan, the Administrator shall consider relevant comments of all interested parties and the review criteria below.
2. The Administrator may attach any condition to the site plan necessary to protect the health, safety and welfare of the people of West Feliciana Parish and minimize adverse impacts on adjacent properties.

E. Major Site Plan Decision by Planning and Zoning Commission

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Planning and Zoning Commission shall approve or disapprove the major site plan.
2. In deciding, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.
3. The Planning and Zoning Commission may attach any condition to the site plan necessary to protect the health, safety and welfare of the people of West Feliciana Parish and minimize adverse impacts on adjacent properties.

F. Review Criteria

The Administrator and Planning and Zoning Commission shall consider the following criteria in approving or disapproving a site plan:

1. The proposed development is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan and any other adopted plans.
2. The proposed development meets the requirements of this ordinance;
3. The proposed development will reinforce the existing or planned character of the neighborhood.
4. The site plan demonstrates:
 - a. Compliance with any prior approvals;
 - b. Site design and development intensity appropriate for and tailored to the unique natural characteristics of the site;
 - c. Adequate, safe and convenient arrangement of access, pedestrian circulation facilities, bicycle facilities, roadways, driveways, and off-street parking, stacking and loading space;
 - d. Adequate design of grades, paving, gutters, drainage and treatment of turf to handle stormwater, and
 - e. Adequate access for disabled or handicapped residents through the provision of special parking spaces, accessible routes between parking areas and buildings, passenger loading zones and access to other facilities.
5. Any adverse impacts on adjacent properties have been minimized or mitigated.

G. Building Permit

No building permit shall be issued for development requiring a site plan until the site plan has been approved.

H. Dedication and Improvements

1. In developing property requiring a site plan under this ordinance, the applicant must dedicate any additional right-of-way necessary to the width required by the Parish for streets adjoining the property, install curbs and gutters and pave all streets adjoining the property, and

install sidewalks and street trees, all based on the standards of ARTICLE 12, Subdivision Standards.

2. The applicant shall bear the costs of installation of any on-site or off-site improvements required by this ordinance, including provisions for stormwater management, paving and utilities.

I. Improvement Guarantee

1. Prior to the approval of any site plan, the applicant shall submit a cost estimate and time schedule for installation of each phase of site improvements.
2. A bond shall be required guaranteeing all on-site and off-site improvements. The bond shall be in an amount equal to 115 percent of the improvement cost estimate, and in a form approved by the Parish Attorney.
3. As each phase of improvements is installed and inspected by the Parish, the bond may be reduced by the cost of the installed improvements.

J. Modification of Approved Site Plan

The Administrator is authorized to approve minor modifications to an approved site plan. All modifications not listed as minor below shall be considered by the body that approved original site plan. The following modifications shall be considered minor:

1. Up to a 10 percent increase or any decrease in gross floor area of a single building.
2. Up to a 10 percent reduction or any increase in the approved setbacks from exterior property lines.
3. Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.

K. Appeal

1. A final decision by the Administrator on a minor site plan may be appealed to the Police Jury. See 18.2.5, Appeal of Administrative Decision.

2. A final decision by the Planning and Zoning Commission on a major site plan may be appealed to district court.

L. Expiration

A site plan expires after one year if a building permit application has not been filed.

18.2.8 Special Use Permit

A. When Required

A special use permit is required for any use or building type identified with a hollow box on any applicable building type in ARTICLE 3, Natural, through ARTICLE 8, Special, or on the allowed use table in 10.1.3, Allowed Use Table.

B. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a special use permit shall be filed in writing with the Administrator. See 18.2.1, Common Review Procedures.

C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or disapproval of the application.
3. The Administrator shall provide notice as set out in 18.2.1, Common Review Procedures.

D. Review by Planning and Zoning Commission

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval, approval with conditions, or disapproval of the special use permit.
2. In recommending, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

E. Public Hearing and Decision by the Police Jury

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Police Jury shall approve, approve with conditions, or disapprove the special use permit.

2. In deciding, the Police Jury shall consider the recommendation of the Administrator, Planning and Zoning Commission, and relevant comments of all interested parties and the review criteria below.
3. The Police Jury may attach any condition to the site plan necessary to protect the health, safety and welfare of the people of West Feliciana Parish and minimize adverse impacts on adjacent properties. Such conditions may include, but are not limited to: additional screening or buffering, or limitation in scale, intensity or hours of operation.

F. Review Criteria

The Police Jury shall consider the following criteria in approving or disapproving a special use permit:

1. The proposed special use permit is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan and any other adopted plans;
2. The proposed development meets the requirements of this ordinance;
3. The proposed special use permit will reinforce the existing or planned character of the neighborhood;
4. The special use permit complies with any specific use standards or limitations in ARTICLE 10, Use Provisions; and
5. The special use permit will not substantially or permanently injure the appropriate use of adjacent conforming properties.

G. Effect of Denial

The denial of a special use permit application shall ban the subsequent application for the same or similar use for a period of 12 months.

H. Expiration

A special use permit shall expire after one year if a building permit application has not been filed. Once the use is constructed, the special use permit runs with the land and does not expire.

I. Revocation of Special Use Permit

If any conditions of a special use permit or other requirements of this ordinance are violated, the special use permit may be revoked by the Police Jury.

18.2.9 Zoning Map Amendment

A. When Allowed

The boundaries of zoning districts as shown on the zoning map may, from time to time, be amended or modified, as determined by the Police Jury.

B. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a zoning map amendment shall be filed in writing with the Administrator. See 18.2.1, Common Review Procedures.

C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or disapproval of the application.
3. The Administrator shall provide notice as set out in 18.2.1, Common Review Procedures.

D. Review by Planning and Zoning Commission

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval or disapproval of the zoning map amendment.
2. In recommending, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

E. Public Hearing and Decision by the Police Jury

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Police Jury shall approve or disapprove the zoning map amendment.
2. In deciding, the Police Jury shall consider the recommendations of the Administrator and Planning and Zoning Commission, relevant comments of all interested parties and the review criteria below.

3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more either of the areas of land (exclusive of streets and alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the district proposed to be changed, the amendment shall not become effective except by the favorable vote of a majority of the members of the entire Police Jury.

F. Review Criteria

The Police Jury shall consider the following criteria in approving or disapproving a zoning map amendment:

1. The proposed zoning map amendment is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan and any other adopted plans;
2. The proposed zoning map amendment is consistent with the areas designated context;
3. The proposed zoning map amendment will reinforce the existing or planned character of the neighborhood;
4. The site is appropriate for the development allowed in the proposed district;
5. There are substantial reasons why the property cannot be used according to the existing zoning;
6. The capacity of public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services are adequate for the development allowed in the proposed district; and
7. The zoning map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.

G. Effect of Denial

The denial of a zoning map amendment application shall ban the subsequent application for the same or similar use for a period of 12 months.

H. Expiration

A zoning map amendment does not expire.

18.2.10 Planned Industrial Development (PID)

A Planned Industrial Development is a zoning district that is permitted within the Special context consistent with the standards of Article 8, Special. The district allows flexibility in site design and building type standards approved by the Police Jury.

A. Components of PID Approval

A PID approval consists of two separate steps:

1. Approval of a rezoning and concept plan, by the Police Jury; and
2. The subsequent approval of a preliminary subdivision plat and site plan consistent with the PID concept plan by the Police Jury.

B. When Allowed

A PID is intended for industrial projects that demonstrate a higher quality of site design that is more sensitive to the surrounding land uses, both built and natural, than is possible under other available zoning districts.

C. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a PID shall be filed in writing with the Administrator. See 18.2.1, Common Review Procedures.
3. The application shall include the following additional materials:
 - a. A narrative explaining in detail the exact uses that will occur on the site, the square footage of structures and uses, open space acreage, the relationship of the proposed development to surrounding land uses in the area and other related development features.
 - b. Concept plan schematically showing all streets, utilities, land uses, access to existing streets, major open space and a conceptual drainage plan.
4. The applicant may provide concurrent applications for site plan or subdivision review.

D. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or disapproval of the PID rezoning and concept plan.
3. The Administrator shall provide notice as set out in 18.2.1, Common Review Procedures.

E. Review by Planning and Zoning Commission

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval, approval with conditions, or disapproval of the PID rezoning and concept plan.
2. In recommending, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

F. Public Hearing and Decision by the Police Jury

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Police Jury shall approve, approve with conditions, or disapprove the PID rezoning and concept plan.
2. In deciding, the Police Jury shall consider the recommendations of the Administrator and Planning and Zoning Commission, relevant comments of all interested parties and the review criteria below.
3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more either of the areas of land (exclusive of streets and alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the district proposed to be changed, the amendment shall not become effective except by the favorable vote of a majority of the members of the entire Police Jury.

G. Review Criteria

The Police Jury shall consider the following criteria in approving or disapproving a PID rezoning and concept plan:

1. The proposed PID is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan and any other adopted plans;
2. The proposed PID meets the requirements of this ordinance;
3. The proposed PID will reinforce the existing or planned character of the area;
4. The site is appropriate for the uses and site design allowed in the proposed PID;
5. The PID demonstrates a higher quality of site design that is more sensitive to the surrounding lands, both built and natural, than is possible under other available zoning districts;
6. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate and will not be detrimentally impacted by the development or uses in the proposed PID; and
7. The PID will not substantially or permanently injure the appropriate use of adjacent properties.

H. Action Following Approval

Approval of a PID rezoning and concept authorizes the submission of subdivision plats and site plans consistent with the PID approval.

I. Modification of Adopted Concept Plan

The Police Jury may approve modifications to an approved concept plan.

J. Effect of Denial

The denial of a PID application shall ban the subsequent application for the same or similar use for a period of 12 months.

K. Expiration

A PID rezoning does not expire. A PID concept plan expires after five years if no preliminary plat, site plan or building permit has been filed.

18.2.11 Planned Neighborhood Development (PND)

A Planned Neighborhood Development provides an applicant a streamlined process to apply multiple context areas and zoning districts to a tract of land. Rather than rezoning the tract to a single district an array of zoning districts and context areas may be applied to the tract provided they are consistent with a concept plan approved by the Police Jury. This process allows the applicant to build neighborhoods that provide a desirable mix of uses and building types, a more connected and coordinated development pattern, reduced impact on surrounding properties and infrastructure and promoting an alternative to conventional residential development patterns.

A. Components of PD Approval

A PND approval consists of two separate steps:

1. Approval of a concept plan and rezoning, by the Police Jury; and
2. The subsequent approval of a preliminary subdivision plat and site plan consistent with the PND concept plan approved by the Police Jury.

B. When Allowed

1. A PND is intended for projects that demonstrate a higher quality of neighborhood design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.
2. A PND is allowed on any tract of land larger than 20 acres that is held under common ownership.

C. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a PND shall be filed in writing with the Administrator. See 18.2.1, Common Review Procedures.
3. The application shall include the following additional materials:
 - a. A narrative explaining and tabulating the land uses by net acre, number of dwelling units by building type, residential density and square footage of non-residential uses per net acre, open space

acreage, the relationship of the proposed development to existing development in the area and other related development features.

b. A neighborhood concept plan that established the following aspects of the proposed PND:

- i. The location of at least three context areas to be applied within the proposed PND;
- ii. The location of all zoning districts requested to be applied within the proposed PND;
- iii. The location of all street and alley types, major utilities, access to existing streets, and conceptual drainage plan;
- iv. The perimeter and block face length of all blocks;
- v. The layout and size of all lots with anticipated land use and building types; and
- vi. The location and type of any open space;

4. The applicant may provide concurrent applications for site plan or subdivision review.

D. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or disapproval of the PND rezoning and concept plan.
3. The Administrator shall provide notice as set out in 18.2.1, Common Review Procedures.

E. Review by Planning and Zoning Commission

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval, approval with conditions, or disapproval of the PND rezoning and concept plan.

2. In recommending, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

F. Public Hearing and Decision by the Police Jury

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Police Jury shall approve, approve with conditions, or disapprove the PND rezoning and concept plan.
2. In deciding, the Police Jury shall consider the recommendations of the Administrator and Planning and Zoning Commission, relevant comments of all interested parties and the review criteria below.
3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more either of the areas of land (exclusive of streets and alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the tract proposed to be changed, the amendment shall not become effective except by the favorable vote of a majority of the members of the entire Police Jury.

G. Review Criteria

The Police Jury shall consider the following criteria in approving or disapproving a PND rezoning and concept plan:

1. The proposed PND is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan and any other adopted plans;
2. The proposed development meets the requirements of this ordinance;
3. The site is appropriate for the development allowed in the proposed PND;
4. The proposed PND will complement and reinforce the existing or planned character of the area;
5. The PID will not substantially or permanently injure the appropriate use of adjacent properties;

6. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate and will not be detrimentally impacted by the proposed PID;
7. The PND demonstrates a higher quality of site design that is more sensitive to the surrounding lands, both built and natural, than is possible under any single zoning district.

H. Action Following Approval

Approval of a PND rezoning and concept plan authorizes the submission of subdivision plats and site plans consistent with the PND approval.

I. Modification of Adopted Concept Plan

The Police Jury may approve modifications to an approved concept plan.

J. Effect of Denial

The denial of a PND application shall ban the subsequent application for the same or similar use for a period of 12 months.

K. Expiration

A PND rezoning does not expire. A PND concept plan expires after five years if no preliminary plat, site plan or building permit has been filed.

18.2.12 Text Amendment

A. When Allowed

The regulations of this ordinance may, from time to time, be amended, supplemented, changed, modified or repealed, as determined by the Police Jury.

B. Application and Fees

1. A pre-application conference is optional.
2. All applications for a text amendment shall be filed in writing with the Administrator. See 18.2.1, Common Review Procedures.

C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or disapproval of the application.
3. The Administrator shall provide notice as set out in 18.2.1, Common Review Procedures.

D. Review by Planning and Zoning Commission

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Planning and Zoning Commission shall recommend approval or disapproval of the text amendment.
2. In recommending, the Planning and Zoning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

E. Public Hearing and Decision by the Police Jury

1. Following notice and a public hearing as required in 18.2.1, Common Review Procedures, the Police Jury shall approve or disapprove the text amendment.

2. In deciding, the Police Jury shall consider the recommendations of the Administrator, relevant comments of all interested parties and the review criteria below.

F. Review Criteria

The Police Jury shall consider the following criteria in approving or disapproving a text amendment:

1. The proposed text amendment is consistent with the pertinent elements of the West Feliciana Parish Comprehensive Plan and any other adopted plans;
2. The extent to which the text amendment is consistent with the remainder of this ordinance;
3. The extent to which the text amendment represents a new idea not considered in the existing ordinance, or represents revisions necessitated by changing conditions over time; whether or not the text amendment corrects an error in this ordinance; and
4. Whether or not the text amendment revises this ordinance to comply with state or federal statutes or case law.

G. Expiration

A text amendment does not expire.

18.2.13 Development Agreements

A. When Allowed

The Parish may enter into a development agreement in accordance with this Article.

B. Contents

A development agreement shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The development agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement. The agreement may provide that construction shall be commenced within a specified time and that the project or any phase thereof be completed within a specified time. The agreement may also include terms and conditions relating to financing of necessary public facilities by the applicant and subsequent reimbursement of the applicant over time.

C. Rules, Regulations and Official Policies

Unless otherwise provided by the development agreement, the rules, regulations and official policies governing permitted uses of the land, density, and design, improvement, and construction standards and specifications applicable to development of the property subject to a development agreement shall be those rules, regulations, and official policies in force at the time of execution of the agreement. A development agreement shall not prevent a municipality or parish, in subsequent actions applicable to the property, from applying new rules, regulations, and policies which do not conflict with those rules, regulations, and policies applicable to the property as set forth herein, nor shall a development agreement prevent a municipality or parish from denying or conditionally approving any subsequent development project

application on the basis of such existing or new rules, regulations, and policies.

D. Public Hearing; Notice of Intention

A public hearing on an application for a development agreement shall be held by the Planning and Zoning Commission and by the Police Jury. Notice of intention to consider adoption of a development agreement shall be published at least three times in a newspaper of general circulation and at least 15 days shall elapse between the first publication and the date of the hearing.

E. Approval by Ordinance

A development agreement shall be approved by ordinance of the Police Jury.

F. Amendment or Cancellation; Notice of Intent

A development agreement may be amended or cancelled in whole or in part by mutual consent of the parties to the agreement or their successors in interest. Notice of intention to amend or cancel any portion of the agreement shall be given in the manner provided by 18.2.1, Common Review Procedures.

G. Recording Copy of Agreement; Effect

No later than ten days after the Parish enters into a development agreement, the clerk shall record in the parish a copy of the agreement, which shall describe the land subject to the agreement. From and after the time of such recordation, the agreement shall impart such notice to all persons as is afforded by the recording laws of the state. The burdens of the agreement shall be binding upon and the benefits of the agreement shall inure to all successors in interest to the parties to the agreement.

H. Modification or Suspension

In the event that state or federal laws or regulations, enacted after a development agreement has been entered into, prevent or preclude compliance with one or more provisions of the development agreement, such provisions of the agreement shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations.

I. Periodic Review; Termination or Modification

Any development agreement shall provide for periodic review at least every twelve months, at which time the applicant or his successor in interest thereto shall be required to demonstrate good faith compliance with the terms of the agreement. If, as a result of such periodic review, the Police Jury finds and determines, on the basis of substantial evidence, that the applicant or successor in interest thereto has not complied in good faith with terms or conditions of the agreement, the Police Jury may terminate or modify the agreement.

J. Enforcement

Unless amended, cancelled, modified or suspended, a development agreement shall be enforceable by any party to the agreement notwithstanding any change in any applicable general or specific plan, zoning subdivision, or building regulation adopted by the municipality or parish entering the agreement which alters or amends the rules, regulations, or policies specified in this development ordinance.

K. Restrictions on Authority

Nothing in this procedure shall be construed to authorize property use contrary to existing zoning classifications or to authorize the reclassification of such zones.

SEC. 18.3 HISTORIC PRESERVATION

18.3.1 Purpose

1. The purpose of this section is to promote the protection, enhancement, perpetuation, and use of improvements of special character or historical interest or value in the interest of the health, safety and welfare of the people of West Feliciana Parish by:
 - a. Providing a mechanism to identify and preserve the historic and architectural characteristics of West Feliciana Parish which represents elements of the community's cultural, social, economic, political and architectural history;
 - b. Enhancing property values and the stabilization of historic neighborhoods;
 - c. Ensuring sustainability through the conservation of building materials and the embodied energy in existing buildings;
 - d. Increasing economic and financial benefits through the community's attractiveness to tourists and visitors; and
 - e. Providing educational opportunities to increase public appreciation of the community's unique heritage.
2. The intent of this section is to create a method to draw a reasonable balance between private property rights and the public interest in preserving the community's unique historic character by ensuring that demolition of, moving, or alterations to properties of historic value shall be carefully considered for impact to the property's contribution to the community's heritage.

18.3.2 General

A. Certificate of Appropriateness Required

1. No designated landmark, or private building or structure within an historic district, including fences, boundary walls, signs, light fixtures, steps and paving or other appurtenant fixtures shall be erected, altered, restored, moved or demolished until after an application for a

Certificate of Appropriateness as to exterior architectural features has been submitted to and approved by the Historic Preservation Commission, except as otherwise provided by the Police Jury in the ordinance establishing the Commission or as provided by rules, regulations, policies, procedures and standards adopted by the Commission.

2. Similarly, if earthworks of historical or archaeological importance exists in the historic district, there shall be no excavating or moving of earth, or subsoil without a certificate of appropriateness.
3. For the purposes of this section "exterior architectural features" shall include but need not be limited to the architectural style, general design and general arrangement of the exterior of a structure, including the kind and texture of the building material, the type and style of all roofs, windows, doors, light fixtures, signs and other appurtenant fixtures.
4. The style, scale, material, size and location of outdoor advertising signs and bill posters within an historic preservation district shall also be under the control of such commission.

B. Extent of Review

1. The Historic Preservation Commission shall not consider interior arrangement or use but shall consider the relationship of the exterior of the buildings concerned with all others in the historic district as to avoid incongruity and promote harmony.
2. The Historic Preservation Commission shall adhere to and seek compatibility of structures in the historic district in terms of size, texture, scale and site plan and the Commission shall set forth and define guidelines prior to any exercise of its authority.
3. Nothing in this article shall be construed to prevent ordinary maintenance or repairs which do not involve a change of design, material, or the outward appearance; nor to prevent the construction, reconstruction, alteration or demolition of any such feature which is

required by the public safety because of an unsafe or dangerous condition.

4. The requirements of this section shall not apply to work which has begun or for which a permit has been issued prior to the establishment of the historic district.

C. Additional Benefits and Incentives

The Historic Preservation Commission, with approval of the Police Jury, may from time to time offer additional incentives and benefits for preservation of historic resources. Such benefits may include expedited project review, technical assistance, fee waivers, tax rebates, grants or loans, and other similar incentives.

18.3.3 Historic Preservation Commission

A. Composition

The Historic Preservation Commission shall consist of five voting members, all residents of West Feliciana Parish, appointed by the Police Jury.

B. Qualification

The members shall be appointed on the basis of expertise, experience or interest in the area of architectural history, building construction or engineering, historical and architectural preservation.

C. Terms

Members of the Historic Preservation Commission shall be appointed for terms of three years. Of those members first taking office, one shall be appointed for one year, two for two years, and two for three years. Members shall serve without compensation, but are eligible for reimbursement of expenses related to their service.

D. Officers

1. Officers shall consist of a chairman, vice-chairman selected from the members of the Historic Preservation Commission and a secretary.

2. Officers shall be serve a term of one year and shall be eligible for re-election, but no member shall serve as the same officer for more than two consecutive years.
3. The chairman shall preside over meetings. In the absence of the chairman, the vice-chairman shall perform the duties of the chairman. If both are absent, a temporary chairman shall be elected by those present.
4. The secretary to the Historic Preservation Commission shall have the following duties:
 - a. Take minutes of each Historic Preservation Commission meeting;
 - b. Be responsible for publication and distribution of copies of the minutes, reports, and decisions of the Historic Preservation Commission to its members;
 - c. Give notice for all public hearings conducted by the Historic Preservation Commission;
 - d. Advise the Police Jury of vacancies on the Historic Preservation Commission and expiring terms of members;
 - e. Prepare and submit to the Police Jury a complete record of the proceedings before the Historic Preservation Commission on any matter requiring Police Jury consideration.

E. Meetings

A quorum shall consist of a majority of the members. All decisions or actions of the Historic Preservation Commission shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. Meetings shall be held at the call of the Chairman. There shall be a minimum of four meetings per year.

F. Voting

1. No member of the Historic Preservation Commission shall vote on any matter that may materially or apparently affect the property, income or business interest of that member.

2. No action shall be taken by the Commission that could in any manner deprive or restrict the owner of property in its use, modification, maintenance, disposition, or demolition until such owner shall first have had the opportunity to be heard at public meeting of the Historic Preservation Commission.
3. The Chairman, and in his absence the acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Preservation Commission shall be open to the public.
4. The Preservation Commission keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Preservation Commission and shall be a public record.

G. Powers and Duties

The Historic Preservation Commission shall have the following powers and duties:

1. To adopt its own procedural regulations;
2. To conduct an ongoing survey to identify historically and architecturally significant properties, structures and areas;
3. To investigate and recommend to the Police Jury the adoption of ordinances designating properties or structures having special historic, community, or architectural value as landmarks;
4. To investigate and recommend to the Police Jury the adoption of ordinances designating properties or structures having special historic, community or architectural value as historic districts;
5. To keep a register of all properties and structures that have been designated as landmarks or historic districts, including all information required for each designation;
6. To determine an appropriate system of markers and make recommendations for the design and implementation of specific

markings of the streets and routes leading from one landmark or historic district to another;

7. To advise owners of landmarks and property or structures within historic districts on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on the State or National Register of Historic Places;
8. To inform and educate citizens concerning the historic and architectural heritage of the community by publishing appropriate maps, newsletters, brochures, and pamphlets, and by holding programs and seminars;
9. To hold public hearings and to review applications for construction, alteration, removal, or demolition affecting proposed or designated landmarks or structures or historic districts and issue or deny Certificates of Appropriateness for such actions;
10. To develop specific guidelines for the alteration, demolition, construction, or removal of landmarks or property and structures within historic districts;
11. To review proposed zoning amendments, applications for special use permits or variances that affect proposed or designated landmarks and historic districts. Such review shall be made prior to the hearing by the Police Jury;
12. To administer on the behalf of the community any property or full or partial interest in real property that the community may have or accept as a gift or otherwise, upon designation by the Police Jury;
13. To accept and administer on behalf of the community, upon designation by the Police Jury, such gifts, grants and money as may be appropriate for the purpose of this article;
14. To call upon available staff members as well as other experts for technical advice;

15. To delegate to the Administrator such minor Certificate of Appropriateness decisions as the Commission considers appropriate; and
16. To testify before all boards and commissions, including the Planning and Zoning Commission and the Police Jury, on any matter affecting historically and architecturally significant property and landmarks.

H. Training

Members of the Historic Preservation Commission shall participate in a minimum of eight hours annual training related to preservation theory and decision-making procedures. The training may be conducted by the Commission and its staff, or it may involve participating in training programs organized by other groups involved in historic preservation.

I. Surveys and Research

1. The Historic Preservation Commission shall undertake an ongoing survey and research effort in the community to identify neighborhoods, areas, sites, structures, and objects that have historic, community, architectural, or aesthetic importance, interest, or value.
2. As part of the survey, the Historic Preservation Commission shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts, and photographs.
3. The Historic Preservation Commission shall identify potential landmarks and historic districts and adopt procedures to nominate them in groups based upon the following criteria:
 - a. The potential landmarks in one identifiable neighborhood or district geographical area of the community;
 - b. The potential landmarks associated with a particular person, event, or historical period;
 - c. The potential landmarks of a particular architectural style or school, or of a particular architect, engineer, builder, designer or craftsman; and

- d. Such other criteria as may be adopted by the Historic Preservation Commission to assure systematic survey and nomination of all potential landmarks within the community.

4. Key, character-defining features should be described on the survey form to inform property owners and decision-makers which elements are most important in preserving the character of the resource.

18.3.4 Landmark Designation

A. Nominations

Nominations shall be made to the Historic Preservation Commission on a form provided by the Commission. A filing fee may be required.

B. Action on Nomination

1. The Historic Preservation Commission shall, upon investigation as it deems necessary, make a preliminary determination as to whether a property, structure, or area possesses the integrity of design, workmanship, materials, location, setting and feeling and meets one or more of the following criteria:
 - a. Significant value as part of the historic, heritage or cultural characteristics of the community, parish, state or nation;
 - b. Its identification with a person or persons who significantly contributed to the development of the community, parish, state or nation;
 - c. Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials;
 - d. Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, parish, state or nation;
 - e. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

- f.** Its character as a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance; or
 - g.** Area that has yielded or may be likely to yield, information important in history or prehistory.
- 2.** The landmark must be at least 50 years old, unless the resource is found to be exceptionally important in other significant criteria.
- 3.** A preliminary determination as to whether a property, structure, or area meets one or more of the criteria shall be made within 15 days of filing of a nomination with the Historic Preservation Commission.

C. Landmark Designation Procedures

- 1.** The Historic Preservation Commission shall schedule a public hearing within 60 days after the filing of a nomination.
- 2.** The owner, the Historic Preservation Commission, or any organization with an established interest in historic preservation may request a landmark designation for any structure, building or site within the boundaries of the unincorporated portions of West Feliciana Parish which may have historic or architectural significance. A landmark may be designated without the consent of the property owner.
- 3.** A Certificate of Appropriateness shall be required for alteration, construction, removal or demolition of a proposed landmark from the date when the nomination form is presented to the Historic Preservation Commission until the final disposition of the request.
- 4.** A public hearing shall be held by the Historic Preservation Commission and an opportunity afforded the public to consider the landmark designation. During the public hearing, the Commission shall review and evaluate the application according to the criteria above.
- 5.** Written notice of the purpose, time and place of such hearing shall be published in the official journal at least once and at least a minimum of seven days before said hearing; and such written notice may be affixed to a prominent place at or near the main entrance of the building, hall or room where meetings of the Police Jury are usually held.

- 6.** The Historic Preservation Commission shall submit a final written report to the Police Jury within 30 days after the public hearing and the report and recommendation shall contain:
 - a.** A complete description of the site;
 - b.** A map or sketch showing the boundaries of the site; and
 - c.** Suggestions for a proposed ordinance designed to implement and carry out the recommendation and the provisions of this article.
- 7.** The owners of record shall be notified promptly by a letter containing information of the Commission's decision.
- 8.** A simple majority vote by the Police Jury is necessary for approval of a landmark designation. If the Police Jury approves the application for a designation, a notice will be sent to the property owner and recorded with the Parish Recorder of Deeds.
- 9.** Buildings designated as landmarks shall be subject to issuance of Certificates of Appropriateness.

18.3.5 Historic District Designation

A. Nominations

Nominations shall be made to the Historic Preservation Commission on a form provided by the Commission. A filing fee may be required.

B. Action on Nomination

- 1.** The Historic Preservation Commission shall, upon investigation as it deems necessary, make a preliminary determination as to whether an area possesses the integrity of design, workmanship, materials, location, setting and feeling and meets one or more of the following criteria:
 - a.** The district is a geographically definable area including a concentration, linkage or continuity of buildings. The district is related by a pattern of either physical elements or social activities. District boundaries are defined by visual changes, historical documentation of different associations or patterns of

development or evidence of changes in site type or site density as established through testing or survey.

- b.** The district must be at least 50 years old, unless the resources are found to be exceptionally important in other significant criteria.
- c.** Historic districts shall meet one or more of the following:
 - i.** Architectural
 - a)** Exemplifies specific elements of an architectural period or style.
 - b)** Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally.
 - c)** Demonstrates superior craftsmanship or high artistic value.
 - d)** Represents an innovation in construction, materials, or design.
 - e)** Style particularly associated with area.
 - f)** Represents a built environment of a group of people in an era of history.
 - ii.** Social
 - a)** Site of historic event that had an effect upon society.
 - b)** Exemplifies cultural, political, economic or social heritage of the community.
 - c)** An association with a notable person or the work of a notable person.
 - iii.** Geographic/Environmental
 - a)** Enhances sense of identity of the community.
 - b)** An established and familiar natural setting or visual feature of the community.
- 2.** The Historic Preservation Commission may seek an indication of support from property owners within the district.
- 3.** Properties that do not contribute to the significance of the historic district may be included within the boundaries, as long as the noncontributing elements do not noticeably detract from the district's sense of time, place and historical development. Noncontributing

elements will be evaluated for their magnitude of impact by considering their size, scale, design, location, and information potential.

- 4.** A preliminary determination as to whether an area meets one or more of the criteria shall be made within 15 days of filing of a nomination with the Historic Preservation Commission.

C. District Designation Procedures

- 1.** The Historic Preservation Commission shall schedule a public hearing within 60 days after the filing of a nomination.
- 2.** An owner, the Historic Preservation Commission, or any organization with an established interest in historic preservation may request a district designation for any area within the boundaries of the unincorporated portions of West Feliciana Parish which may have historic or architectural significance.
- 3.** A Certificate of Appropriateness shall be required for alteration, construction, removal or demolition of a proposed contributing structure from the date when the nomination form is presented to the Historic Preservation Commission until the final disposition of the request.
- 4.** A public hearing shall be held by the Historic Preservation Commission and an opportunity afforded the public to consider the district designation. During the public hearing, the Commission shall review and evaluate the application according to the criteria above.
- 5.** Written notice of the purpose, time and place of such hearing shall be published in the official journal at least once and at least a minimum of seven days before said hearing; and such written notice may be affixed to a prominent place at or near the main entrance of the building, hall or room where meetings of the Police Jury are usually held.
- 6.** The Historic Preservation Commission shall submit a final written report to the Police Jury within 30 days after the public hearing and the report and recommendation shall contain:
 - a.** A complete description of the area;

- b. A map or sketch showing the boundaries of the area to be included within any proposed historic preservation district; and
 - c. Suggestions for a proposed ordinance designed to implement and carry out the recommendation and the provisions of this article.
7. The owners of record within the district shall be notified promptly by a letter containing information of the Commission's decision.
 8. The Police Jury shall approve the district designation using the procedures for amending the official zoning map. If the Police Jury approves the application for a designation, a notice will be sent to the property owner and recorded with the Parish Recorder of Deeds.
 9. New construction, alterations or additions within areas designated as districts shall be subject to issuance of Certificates of Appropriateness.

18.3.6 Conservation District Designation

A. Nominations

The Historic Preservation Commission may also designate a conservation district using the same procedures as those for an historic district. A conservation district shall not enjoy the full protection of an historic district; however, specific key character-defining elements included in the designating ordinance shall be protected and considered in the Certificate of Appropriateness process. Additional development standards that protect the key, character-defining elements may be adopted at the time of district designation, and modified as required thereafter.

18.3.7 Certificate of Appropriateness

A. Certificate Required

1. A Certificate of Appropriateness issued by the Historic Preservation Commission shall be required before a building permit, or demolition permit is issued for any designated historic landmark or any building, structure or site in an historic district. A certificate is required if the building, structure or site will be altered, extended, or repaired in such a manner as to produce a major change in the exterior appearance of

such building or structure. Such major changes include, but are not limited to:

- a. Major changes by addition, alteration, maintenance, reconstruction, rehabilitation, renovation or repair;
 - b. Any new construction and demolition in whole or in part requiring a permit from the Parish;
 - c. Moving a building;
 - d. Any construction, alteration, demolition, or removal affecting a significant exterior architectural feature as specified in the ordinance designating the landmark or historic district.
2. An exception to the Certificate of Appropriateness shall be made if the applicant established that a failure to grant the permit will cause an imminent threat to life, health or property.

B. Standards for Certificate of Appropriateness

In making a determination whether to approve or deny an application for a Certificate of Appropriateness, the Historic Preservation Commission shall be guided by the Secretary of the Interior's "Standards for Rehabilitation" and any other design guidelines that the Historic Preservation Commission or Police Jury may adopt.

C. Design Guidelines

Design guidelines for applying the criteria for review of Certificates of Appropriateness shall at a minimum, consider the following architectural criteria:

1. Height

The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in a historic district.

2. Proportions of Windows and Doors

The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark.

3. Relationship of Building Masses and Spaces

The relationship of a structure within a historic district to the open space between it and adjoining structures should be compatible.

4. Roof Shape

The design of the roof, fascia, and cornice should be compatible with the architectural style and character of the landmark.

5. Landscaping

Landscaping should be compatible with the architectural character and appearance of the landmark.

6. Scale

The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding structures in a historic district.

7. Directional Expression

Facades in historic districts should blend with other structures with regard to directional expression. Structures in a historic district should be compatible with the dominant horizontal or vertical expression of surrounding structures. The direction expression of a landmark after alteration, construction, or partial demolition should be compatible with its original architectural style and character.

8. Architectural Details

Architectural details including types of materials, colors, and textures should be treated so as to make landmark compatible with its original architectural style and character of a landmark or historic district.

9. New Structures

New structures in an historic district shall be compatible with the architectural styles and design in said districts.

10.Character Defining Elements

For any historic property, that key, character-defining elements are preserved, and that the integrity of the property as an historic resource will be maintained.

D. Hearing on Application

1. The Historic Preservation Commission shall hold a public hearing on each application for a Certificate of Appropriateness, except in those instances where the Commission has determined that the application is not a substantive change and that the Commission has determined the Certificate complies with adopted standards and guidelines.
2. Notice of the time and place of said hearing shall be given by publication in the form of a legal advertisement appearing in the official journal or in a newspaper having general circulation in the area at least seven days before such hearing, and by the posting of such notice on or near the main entrance of any hall or room where the Commission usually meets.
3. Within not more than 45 days after the filing of an application, the Commission shall pass upon it, giving consideration to the adopted standards and guidelines, and shall give written notice of its decision to the applicant setting forth the reasons for the decision.
4. Evidence of approval shall be by certificate of appropriateness issued by the Commission, and whatever its decision, notice in writing shall be given to the applicant.
5. The commission shall keep a record of all applications for certificates of appropriateness and of all its doings under this section.
6. A Certificate of Appropriateness shall be invalid if changes in the plans review by the Historic Preservation Commission are necessary in obtaining a building permit or if the building permit issued for the work

becomes invalid. The Certificate of Appropriateness remains valid for the same period of validity as the building permit.

E. Certificate of Economic Hardship

- 1.** Notwithstanding any of the provisions of this article to the contrary, the Historic Preservation Commission may issue a Certificate of Economic Hardship to allow the performance of work for which a Certificate of Appropriateness has been denied.
 - 2.** An applicant for a Certificate of Economic Hardship may submit any or all of the following information in order to assist the Commission in making its determination on the application:
 - a.** The amount paid for the property, the date of purchase and the party from whom purchased (including a description of the relationship, if any, between the owner and the person from whom the property was purchased).
 - b.** The assessed value of the land and improvements thereon according to the two most recent assessments.
 - c.** Real estate taxes for the previous two years.
 - d.** Remaining balance on mortgage, if any, and annual debt service, if any, for the previous two years.
 - e.** All appraisals obtained within the previous two years by the owner or applicant in connection with this purchase, financing or ownership of the property.
 - f.** Any listing of the property for sale or rent, price asked and offers received, if any.
 - g.** Any consideration by the owner as to profitable adaptive uses for the property.
 - h.** If the property is income-producing, the annual gross income from the property for the previous two years, itemized operating and maintenance expenses for the previous two years, and annual cash flow before and after debt service, if any during the same period.
 - i.** Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.
 - j.** Any other information including the income tax bracket of the owner, applicant or principal investors in the property, reasonably necessary for a determination as to whether the property can be reasonably used or yield a reasonable return to present or future owners.
- 3.** If the Commission finds that without approval of the proposed work, the property cannot obtain a reasonable economic return there from, then the application shall be delayed for a period not to exceed 90 days. During this period of delay, the Commission shall investigate plans and make recommendations to the Police Jury to allow for a reasonably beneficial use or a reasonable economic return, or to otherwise preserve the subject property. Such plans and recommendations may include, but not be limited to:
 - a.** A relaxation of the provisions of the article;
 - b.** A reduction in real property taxes;
 - c.** Financial assistance;
 - d.** Building code modifications; or
 - e.** Changes in zoning regulations.
 - 4.** If by the end of this 90-day period, the Commission has found that without approval of the proposed work, the property cannot be put to a reasonable beneficial use or the owner cannot obtain a reasonable economic return there from, then the Commission shall issue a Certificate of Economic Hardship approving the proposed work. If the Commission finds otherwise, it shall deny the application for a Certificate of Economic Hardship.

F. Appeals

- 1.** When a Certificate of Appropriateness or a Certificate of Economic Hardship is approved or denied for either a landmark or a structure

within a historic district, the applicant or any interested party may, within 30 days, appeal the Commission's decision to the Police Jury.

2. The Police Jury may receive comments on the contents of the record but no new matter may be considered by the Police Jury.
3. The Police Jury may affirm the decision or recommend changes by a majority vote after due consideration of the facts contained in the record submitted to the Police Jury by the Commission.
4. The Council may overturn the Commission's decision by a majority vote of a quorum of the Council.
5. If the Council decides that a Certificate of Economic Hardship should be issued, the Secretary shall notify the applicant.
6. If the Council concurs with the Commission's decision not to issue a Certificate of Economic Hardship, the Secretary shall notify the applicant.

G. Natural Destruction or Demolition

In the case of partial or complete natural destruction or demolition of a site within an historic district or of a landmark, the owner will be required to obtain a Certificate of Appropriateness from the Historic Preservation Commission prior to reconstruction. Although exact duplication of the previous structure may not be required, the exterior design of the property shall be in harmony with:

1. The exterior design of the structure prior to damage; and
2. The character of the district.

18.3.8 Enforcement

A. Enforcement and Penalties

1. Any person who undertakes or causes an alteration, construction, demolition, or removal of any nominated or designated landmark or property within a nominated or designated landmark or designated historic district without a Certificate of Appropriateness shall be guilty

of a misdemeanor. Every day such violation shall continue to exist shall constitute a separate violation.

2. The Administrator is authorized to enforce this article.
3. The Historic Preservation Commission may institute any appropriate action or proceeding in the name of the community to enjoin, correct or abate any violation of this ordinance.

SEC. 18.4 NONCONFORMITIES

18.4.1 General

A. Continuation

A nonconformity may be continued in accordance with this article.

B. Types of Nonconformity

There are several types of nonconformities that may exist, as follows:

1. Nonconforming uses (see 18.4.2, Nonconforming Uses)
2. Nonconforming structures (see 18.4.3, Nonconforming Structures)
3. Nonconforming sites (see 18.4.4, Nonconforming Sites)
4. Nonconforming lots of record (see 18.4.5, Nonconforming Lots of Record)
5. Nonconforming signs (see Sec. 17.5, Nonconforming Signs)

C. Evidence of Status

Evidence of the status of a nonconforming use shall be supplied by the owner of the property upon request of the Administrator.

D. Time Extensions

The Police Jury may permit one extension of up to 12 additional months to the time periods for abandonment, obtaining a building permit or completing construction, provided the applicant can demonstrate circumstances out of his or her control have prevented a good faith attempt to reestablish or rebuild the nonconformity. Such circumstances may include the health of the applicant, court proceedings, failure to reach an insurance settlement, acts of God, or similar hardships.

E. Variance

The Police Jury may vary the provisions of this article in accordance with the provisions for variances under 18.2.4, Variance.

18.4.2 Nonconforming Uses

A. Continuation

A lawful use made nonconforming by the adoption of this ordinance or other ordinances may continue only for so long as such use is not expanded, increased or changed.

B. Change of Use

No use shall be changed to a conforming use until the Administrator has determined that the requirements of the applicable district will be met. The Police Jury may approve a different nonconforming use, provided such use is deemed by the Police Jury to be less intense than the existing use. No change to a more intense nonconforming use is allowed.

C. Abandonment

A nonconforming use that has been discontinued for any 12 month period for whatever reason shall be considered to be abandoned and shall not be reestablished. Any use on the property after that time shall conform to all provisions of this ordinance. Evidence of intent to abandon is not required.

D. Destruction

A nonconforming use that is damaged may be rebuilt following approval by the Police Jury in accordance with the following:

1. A nonconforming use may only be reestablished within a conforming structure.
2. All restorative and other work must be within adopted building codes.
3. A building permit must be issued within one year from the date of the damage.
4. The certificate of occupancy (or other final inspection) must be issued as provided by adopted ordinances.

E. Special Standards for Residential Uses

As used in this paragraph, a “nonconforming residential use” is a structure which contains more dwellings than allowed by the district or a dwelling located in a district that does not permit residential uses.

1. Abandonment

- a.** A nonconforming residential use other than a single family dwelling that has not been occupied for a continuous period of 12 months, for whatever reason, shall be considered to be abandoned and shall not be reoccupied except in conformance with all applicable provisions of this ordinance. Evidence of intent to abandon the nonconforming use is not required.
- b.** A nonconforming single-family dwelling that has not been occupied for a continuous period of 12 months or longer shall not be considered to be abandoned and may be reoccupied at any time, provided the structure has not been changed, legally or illegally, to a nonresidential use or multiple-unit residential use.
- c.** Removal of a nonconforming mobile home, not in a mobile home park, from its foundation or pad for a continuous period of 12 months shall constitute abandonment of the use and placement of a new unit must comply with the provisions of this ordinance. Evidence of intent to abandon the nonconforming mobile home or manufactured home use is not required.

2. Destruction

Nonconforming residential uses that are damaged may be rebuilt in accordance with the following:

- a.** All portions of the structure being restored are not and were not on or over a property line;
- b.** The number of dwelling units does not increase;
- c.** All construction is in compliance with current construction codes, such as the fire and building codes;
- d.** A building permit is obtained within one year from the date of the damage; and
- e.** The certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit.

18.4.3 Nonconforming Structures

A. Continuation

A lawful structure existing as of the effective date of this development ordinance or any amendment to this development ordinance may continue to be used for any purposes permitted in the district provided it is in conformance with the provisions of this section.

B. Maintenance and Restoration

A nonconforming structure may be maintained or restored provided no expansion of the nonconformity occurs.

C. Expansion

A nonconforming structure may be expanded, provided that no increase in the nonconformity occurs. For example, an addition may be constructed, provided it meets the dimensional requirements for the district.

18.4.4 Nonconforming Sites

A. Continuation

A site existing as of the effective date of this development ordinance that is nonconforming due solely to failure to meet the development standards of this development ordinance may be used for any purposes permitted in the district provided the use is in conformance with the provisions of this section.

B. Maintenance and Restoration

A nonconforming site may be maintained or restored provided no expansion of the nonconformity occurs.

C. Expansion

Additions to structures or additional paving, parking or outdoor storage on nonconforming sites shall require correction of existing nonconforming parking, landscaping and screening.

- 1.** Complete redevelopment or expansions that result in a 25 percent or greater increase of the gross square footage of the existing structure

require the entire property to meet all of the landscaping and screening requirements of this development ordinance.

2. Expansions that result in less than a 25 percent increase of the gross square footage of the existing structure require a corresponding percentage increase in compliance for landscaping and screening requirements of this development ordinance until the site achieves 100 percent compliance.
3. Expansions that require an increase in the number of parking spaces shall be required to provide 100 percent of the required parking spaces for the additional floor area in accordance with this development ordinance. The additional parking area shall comply with all associated landscaping and drainage requirements of this development ordinance.
4. Properties that are physically constrained from complying with these provisions shall comply to the maximum extent practicable as determined by the Administrator.

D. Change of Use

Changes of use that require an increase in the number of parking spaces shall be required to provide the difference between the required parking for the prior use and that required for the proposed use in accordance with 13.2.2, Parking Ratios, Where this calculation results in the addition of less than five spaces, no additional spaces shall be required. Any additional parking area shall comply with all associated landscaping and drainage requirements of 14.2.3, Parking Landscaping

E. Destruction

1. A nonconforming residential structure which is damaged may be restored within the existing footprint provided that all portions of the structure being restored are not and were not on or over a property line; all construction is in compliance with current construction codes, such as the Fire and Building Codes; a building permit is obtained within one year from the date of the damage; and the certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit.

2. A nonconforming nonresidential structure which is damaged to 50 percent or less of its fair market value, based on a market appraisal performed by a certified appraiser, may be restored within the existing footprint provided that all portions of the structure being restored are not and were not on or over a property line; all construction is in compliance with current construction codes, such as the Fire and Building Codes; a building permit is obtained within one year from the date of the damage; and the certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit. If damage exceeds 50 percent or more, restoration or improvement shall not be permitted unless the restoration results in a structure and site conforming to all applicable requirements of this Code.

18.4.5 Nonconforming Lots of record

A parcel of land with an area or width less than prescribed in the applicable district may be used for any purpose permitted in the district where:

- A. The owner is able to demonstrate to the satisfaction of the Administrator that the parcel was lawful at the time it was created; and
- B. The use meets all other regulations prescribed for the district.

18.4.6 Nonconforming Signs

All nonconforming signs shall comply with the requirements of Sec. 17.5, Nonconforming Signs.

SEC. 18.5 ENFORCEMENT

18.5.1 Violations

In case any building or structure is erected, structurally altered, or maintained, or any building, structure or land is used in violation of this development ordinance, the Administrator, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, structural alteration, maintenance, or use, to restrain, correct, or abate such violation, to prevent the occupancy of the building, structure, or land, or to prevent any illegal act, conduct, business, or use in or about such premises.

18.5.2 Enforcement Powers

This ordinance shall be enforced by the Administrator, who is empowered to:

- A. Cause any building, structure, place or premises to be inspected and examined; and
- B. Order in writing the remedying of any condition found to exist in violation of any provision of this ordinance.

18.5.3 Notice of Violation

If the Administrator finds that any of the provisions of this ordinance are being violated, the Administrator shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it.

18.5.4 Enforcement Actions

The Administrator shall order the discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by state law to ensure compliance with or to prevent violation of this ordinance.

18.5.5 Penalties

The owner or general agent of a building or premises where a violation of any regulation has been committed or exists, the lessee or tenant of an entire building or entire premises where the violation has been committed or exists,

the owner, general agent, lessee, or tenant of any part of the building or premises in which the violation has been committed or exists, the general agent, architect, builder, contractor, or any other person who commits, takes part in, or who assists in any violation or who maintains any building or premises in which any violation exists shall be fined not less than ten dollars and not more than twenty-five dollars or be imprisoned for not more than thirty days for each day that the violation continues.

ARTICLE 19. DEFINITIONS

Sec. 19.1 General..... 19-2

Sec. 19.2 Defined Terms 19-2

SEC. 19.1 GENERAL

Unless specifically defined below, words or phrases in this ordinance shall be interpreted giving them the same meaning as they have in common usage and so as to give this ordinance it's most reasonable application.

SEC. 19.2 DEFINED TERMS

Abutting - The property directly touches another piece of property.

Accessory Dwelling Unit - A dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling.

Accessory Use or Structure - A use or structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure.

Addition - Any act or process which changes one or more of the exterior architectural features of a structure by adding to, joining with or increasing the size or capacity of the structure.

Adjacent - see Abutting.

Adult Day Care - A facility, operated for profit or not, in which care basic services are provided through its ownership or management for part of a day to three or more persons who are 18 years of age or older, not related to the owner or operator by blood or marriage, and who require such services.

Adult Oriented Establishment - Includes, but is not limited to, an adult bookstore, adult motion picture theater, adult mini-motion picture establishment, adult cabaret, escort agency, sexual encounter center, adult massage parlor, rap parlor; further, "adult entertainment establishment" means any premises to which the public patrons or members are invited or admitted and that are so physically arranged as to provide booths, cubicles, rooms, compartments or stalls separate from the common areas of the premises for the purpose of viewing adult-oriented motion

pictures, or wherein an entertainer provides adult entertainment to a member of the public, a patron or a member, when such adult entertainment is held, conducted, operated or maintained for a profit, direct or indirect. "Adult entertainment establishment" further includes, without being limited to, any adult entertainment studio or any premises that is physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, model studio, escort service, escort or any other term of like import.

Adult Bookstore - A business that offers, as its principal or predominate stock or trade, sexually oriented material, devices, or paraphernalia, whether determined by the total number of sexually oriented materials, devices or paraphernalia offered for sale or by the retail value of such materials, devices or paraphernalia, specified sexual activities, or any combination or form thereof, whether printed, filmed, recorded or live, and that restricts or purports to restrict admission to adults or to any class of adults. The definition specifically includes items sexually oriented in nature, regardless of how labeled or sold, such as adult novelties, risqué gifts or marital aids.

Adult Cabaret - An establishment that features as a principal use of its business, entertainers, waiters, or bartenders who expose to public view of the patrons within such establishment, at any time, the bare female breast below a point immediately above the top of the areola, human genitals, pubic region, or buttocks, even if partially covered by opaque material or completely covered by translucent material, including swim suits, lingerie, or latex covering. "Adult cabaret" includes a commercial establishment that features entertainment of an erotic nature, including exotic dancers, strippers, male or female impersonators, or similar entertainers

Adult Entertainment - Any exhibition of any adult-oriented motion picture, live performance, display or dance of any type, that has as a principal or predominant theme, emphasis, or portion of such

performance, any actual or simulated performance of specified sexual activities or exhibition and viewing of specified anatomical areas, removal of articles of clothing or appearing unclothed, pantomime, modeling, or any other personal service offered customers.

Adult Massage Parlor - An establishment or place primarily in the business of providing massage or tanning services where one or more of the employees exposes to public view of the patrons within such establishment, at any time, the bare female breast below a point immediately above the top of the areola, human genitals, pubic region, or buttocks, even if partially covered by opaque material or completely covered by translucent material.

Adult Mini-Motion Picture Theater - An enclosed building with a capacity of fewer than 50 persons regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined in this section, for observation by patrons in the building.

Adult Motion Picture Theater - An enclosed building with a capacity of 50 or more persons regularly used for presenting material having as a dominant theme or presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined in this section, for observation by patrons in the building.

Agricultural Airstrip - A small scale airport or heliport primarily operating in support of agricultural needs such as crop dusting.

Alley - A public way, or approved private way, that provides a secondary means of access to abutting property, normally located behind the building.

Animal Boarding - The use of land for boarding, selling, training or breeding cats or dogs for compensation, or the keeping of more than 12 dogs or cats in combination for any purpose.

Animal Shelter - A structure that is owned, operated or maintained by a public body, established humane society or other private or nonprofit organization used for the care of lost, abandoned or neglected pets.

Apartment - A building type containing three or more dwelling units consolidated in a single structure. An apartment contains common walls. Dwelling units may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance.

Apartment House - A building type with three to six dwelling units consolidated in a single structure on a single lot. An apartment house contains common walls. Dwelling units may be situated either wholly or partially over or under other dwelling units.

Arterial Street - Any street carrying more than 10,000 vehicles per day.

Assisted Living Facility - Any group housing and services program for two or more unrelated adults, by whatever name it is called, that makes available, at a minimum, one meal a day and housekeeping services and provides personal care services directly or through a formal written agreement with one or more licensed home care or hospice agencies.

Attached House - A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Unit can be located on separate floors, side-to-side, or back-to-back.

Attic Story - Habitable space situated within the structure of a pitched roof and above the uppermost story. Attic stories may only have dormers as windows.

Bed and Breakfast - A transient accommodation that is a house, or portion of a house, where lodging rooms and meals are provided.

Buffer - Landscaping, open space, fences or walls located parallel to and within the outer perimeter of a lot and extending to the lot line. A buffer is used to physically separate or screen, one use or property

from another so as to visually shield or block noise, lights, or other nuisances.

Building - Any structure created for the support, shelter or enclosure of persons, animals or property of any kind and which is permanently affixed to the land.

Caliper - The diameter of plant material, measured at six inches above grade.

Camps - Small clusters of structures on large tracts of land that are intended to provide shelter on a seasonal basis and accompany activities such as hunting, fishing, or trapping.

Car-Share Program - A program providing shared vehicles available only to members, with a specific location associated with reduction of parking for a development project.

Certificate of Appropriateness - A certificate from the Historic Preservation Commission authorizing plans for alterations, construction, removal or demolition of a landmark or site within a designated historic district.

Completely Enclosed Building - A building separated on all sides from adjacent open space or other structures by a permanent roof and by exterior walls or party walls, pierced only by windows and doors.

Common Lot Line - A lot line shared between two private lots, which does not abut a public or private right-of-way.

Drive-Through, Drive-In - An establishment that by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services, or obtain goods while remaining in their motor vehicles.

Dwelling Unit - A building, or portion thereof, providing complete and permanent living facilities for one household.

Easement - A grant of one or more of the property rights by the owner to, or for the use by, the public, a corporation, or another person or entity.

Egress - A grant of property rights by the owner to, or for use by, the public, a corporation, or another person or entity to use as an exit from a specific parcel of land.

Entertainment - Entertainment shall include live vocalists, musicians, disc jockeys (whether speaking or not), comedians, karaoke, performers (paid or otherwise, including contestants) and the like, provided at a bar, restaurant, nightclub or other similar commercial establishment also providing food or beverages. Entertainment shall not include Adult Entertainment.

Erected - The term "erected includes built, constructed, reconstructed, moved upon, or nay physical operation in the premises required for building, Evacuation, fill drainage, demolition of an existing structure, and the like shall be considered part of erection.

Exterior Architectural Appearance - The architectural and general composition of the exterior of a structure, including, but not limited to the kind, color, and the texture of the building material and the type, design and character of all windows, doors, light fixtures, signs, and appurtenant elements.

FAA - Federal Aviation Administration

Family - One or more persons living as a single housekeeping unit.

Family Partition - The minor subdivision of a lot or tract of land into lots at least 2 acres in size deeded to heirs by donation, sale, or other means from parent(s) to their children or grandchildren or in the case of hardship from children to parents.

Flag - Any fabric or other material containing distinctive colors, patterns or symbols, used as a symbol of government, political subdivision, corporation, lodge, fraternity or sorority, political party, nonprofit organization, charity, club, association or other entity designed to be flown from a flagpole or similar device.

Floodplain - Any normally dry land area that is susceptible to being inundated by waters of the 1% annual chance flood, that is, the 100-year flood.

Floodway - The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the velocity waters of the regulatory flood.

Home Occupation - An occupation carried on in a dwelling unit by a resident of the unit; provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the dwelling unit.

Household - One or more persons occupying a single dwelling unit. No such household shall contain more than four members not related by law, blood, adoption, marriage, or judicial order for foster care. A household consisting of individuals protected by the Fair Housing Act shall not contain more than six persons.

Livestock – One or more domesticated animals raised to produce commodities such as food or fiber. For the purposes of this ordinance livestock does not include the raising of hens for non commercial purposes.

Lot - A lot is a parcel of land of at least sufficient size to meet minimum requirements for use, coverage and area.

Manufactured Home - A factory-built structure constructed after June 15, 1976 and under the authority of 42 U.S.C. § 5403 on an integral chassis and designed for residential occupancy when connected to the required utilities. For the purposes of this development ordinance, a manufactured home is a single-family home.

Military Installation - Any base, military airport, camp, post, station, yard, center, home port facility for a ship, or any other military activity center that is under the jurisdiction of the United States Department of Defense.

Mobile Home - A factory-built home on an integral chassis that is 1) built before June 15, 1976, and 2) not built to a uniform construction code. A mobile home is designed to be transported for installation or assembly at the building site.

Mobile Home Park - A parcel of land under single ownership which has been planned and improved for the placement of two or more mobile homes or manufactured homes on sites available for lease.

Modular Home - A structure designed for residential occupancy, built to the standards of the Louisiana State Uniform Construction Code, which is manufactured in one or more sections in a factory for installation on a permanent foundation at its final location. For the purposes of this development ordinance, a modular home is a single-family home.

Nonconformities - Uses, sites, signs or other structures which were legally established, but because of the application of this development ordinance, or changes to the ordinance, are no longer in compliance.

Off-Premise Sign - A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other activity that is conducted, sold, or offered at a location other than the premises on which the sign is located.

On-Premise Sign - A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other activity that is conducted, sold or offered at the location on which the sign is located.

Open Space - An area unobstructed by buildings from the ground upward, except for walks, paths, landscaping or other site features in public, common or other private ownership. Yards of individual lots occupied by dwellings shall not constitute open space.

Overlay District - A district classification superimposed in addition to another (base) district classification, further regulating or limiting structures and uses otherwise permitted and regulated pursuant to the basic district classification.

Owner of Record - The person, corporation, or other legal entity listed as owner on the records of the Parish Recorder of Deeds.

Parish - West Feliciana Parish, Louisiana.

Pervious Parking Surface - Parking surface which is engineered to allow the infiltration of water, air and nutrients to root systems of adjacent plant material which lie directly under the ground. Loose gravel is not a pervious parking surface.

Pitched Roof - [Insert]

Plat - A map or plan of a parcel of land which is to be or which has been subdivided.

Police Jury - West Feliciana Parish Police Jury.

Primary Structure - The main use of a lot, or the building or structure in or on which the main use of the lot takes place.

Private Street - A privately owned and maintained thoroughfare, avenue, road, highway, boulevard, parkway, way, drive, lane or court, built to public street standards and generally providing the primary means of ingress and egress from the property abutting along its length to the public street network.

Retreat Center - Large scale uses consisting of small clusters of cabins, meeting areas, and accessory structures typically catering to a wide range of outdoor recreational activities. Uses are typically owned and operated by non-profit organizations.

Rowhouse - A building type with three or more attached units consolidated into a single structure. Each unit shares a common side wall or a common floor or ceiling. Units may be stacked vertically; however, no more than one unit is permitted above another unit. Each ground floor units has its own external street-facing entrance.

Single-Family House - A building type containing one principal dwelling unit located on a single lot with private yards on all four sides.

Structure - Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including buildings, fences, gazebos, signs, radio and television antennae

(including supporting towers), swimming pools, satellite dishes, solar panels and wind generation equipment.

Structural Change - Any change or repair in the supporting members of a building, structure, roof or exterior walls which would expand the building in height, width or bulk of the building.